

lak 11.21.24

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

10/2/2024

Acct ID: 131436

MTL: 062W31D001100P1

Date: 10/11/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

ts12-5-24

Situs: 5030 COPPER CREEK LOOP NE # 40 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 142706

Year: 2024

2526

Last Date Appraised: 01/31/2020

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: COOK, KRISTA LYNN

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO INSP

AV: 33880

RMV Land: 0

RMV Imp: 56770

RMV Total: 56770

MAV: 33880

MSAV: 0

SAV: 0

Comment: Review T20-004, no change per #02, mjw//

Notations

No notation data available.

update class of E4B Inv I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

457-

Bldg: 1 Code Area: 24010 Stat Class: 447 Year Blt: 1989 Eff Year Blt: 1993 Sq.Ft: 1296 % Complete: 100

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 48x27

RMV: 56770

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5-	Finished	1296	3	FB-2	1989	1999	BATH - 2, KIT-, HVAC+, ROOF+, SKIRT	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	160	1999	1056	0	N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

DW 40 1999 I/O
PR 40 1999 I/O

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 131436 MAP NO: _____ TAX LOT: _____

CALCULATIONS: _____ SCALE: 1" = 20'

COPPER CREEK ESTATES

MEASUREMENT VERIFIED	YR BLT: 89	ADDRESS: 5030 Copper Creek Ln NE #40	SALES Date	Amt.
DATE	BY	REMARKS:		
4-22-04	JR	BUILDER: Fleetwood, Green Hill		
7-19-10	BT4 NV			



mcs
new paint in/out
photo
new floors
classing ←
O-Kit cabs
sky lights
new built party
w/m.

M131436 062W31D 01100 Appr #: 02 Date 1/31/2020 Prop Class 019 Prop Code T47
 Situs Address 5030 COPPER CREEK LOOP NE, #40 Year For: 2020-2021
 Owner CENDEJAS, ARNULFO MIGUEL Fran Code 02
 Tags Cycle Sales Verification Other: update INV TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 0 RMV Imp: 20,420 RMV Total: 20,420 M50 Total: 20,420 NBHD Code: A
 Seg. Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 4D Area 1296 Eff Area 1296
 Length 48 Width 27 Roof Cover ARCOMP Plumbing BATH2 Heat FA
 Fireplace Inter. Comp: DW;H&F Bedrooms 3
 Year Built 1989 Eff. Year Built 1993 Cond. P F A G E
 Adj Codes MSLCMD Qty % Comp Func Econ RMV: 18,960
 Lump Sum Except Code/Year Comments gomar

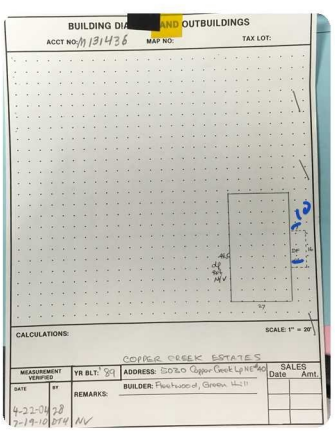
Accessory Improvements

Seg. Type DF DW MFD STRUCT Seg. # 1.3 Method: R05 Class Area 112 Eff Area 112
 Length 16 Width 110 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1989 Cond. P F A G E % Comp Econ RMV: 430
 Lump Sum Except Code/Year Comments

Seg. Type PA MFD STRUCT Seg. # 1.4 Method: R05 Class Area 112 Eff Area 112
 Length 16 Width 7 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1989 Cond. P F A G E % Comp Econ RMV: 640
 Lump Sum Except Code/Year Comments Delete

Out Buildings

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 150 Eff Area 150
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1989 Eff. Yr. Bilt: 1989
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 390
 Lump Sum Except Code/Year Comments



M131436 11-24-09 5030 COPPER CRK.

*Paint
 new windows
 some replaced siding
 new DW in back
 kitchen not done*

*MLS
 756422
 Current Actv mls
 Being Remolded
 Inside out
 Fresh Paint
 updates to Kit & Bath*

*Picture
 new floors
 permit
 no charge to kit yet
 new deck*

*owner said
 \$30,000
 into home
 ahead,*

MEASUREMENT	YR BILT	SALES
DATE	DATE	DATE
4-22-04 28		
7-19-10 274		

Seg. Type	Seg. #	Method	Class	Area	Eff Area	Length	Width
MA	1.1	M04	4D	1296	1296	48	27
MA	1.3	R05		112	112	16	110
PA	1.4	R05		112	112	16	7
MHSK	1.2	M04		150	150		

M131436 062W31D 01100 Appr #: _____ Date _____ Prop Class 019 Prop Code T47
 Situs Address 5030 COPPER CREEK LOOP NE, #40 Year For: 2020-2021
 Owner CENDEJAS,ARNULFO MIGUEL Fran Code 02
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 0 RMV Imp: 20,420 RMV Total: 20,420 M50 Total: 20,420 NBHD Code: A

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							



Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres Companion Accounts

Zone:

ROUTING SLIP

Date 02-12-2 Clerk mi

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____ ts

Reviewed by lead appraiser/comments _____



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

Appraiser Sales Verification From

Primary Acct: 131436
MTL: 062W31D001100
MaSaNh/P.Class: 1305000/019
Appraiser: THERESA
MS Acct: SWEARINGEN
131436

Situs: 5030 COPPER CREEK LOOP NE # 40 SALEM, OR 97305

Grantor:
RAMIREZ PEREZ, MARIA CONSUELO

Grantee:
COOK, KRISTA LYNN

Deed: MS
Accts In Sale: 1
Sale Date: 6/14/2024
Sale Price: 115,000
Code: 00
Ratio: 49

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 56770

Attempt	Date/Time	Reason
1 st	10/11/24/8:40	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 48 MLS: 815805 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:

Appraiser: 02 Date: 10/22/24