

lak 11.21.24

Summary

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

Print Date:

10/2/2024

Acct ID: 131587

MTL: 062W31D001100P1

Date: 10/11/24

Appr: OL

Prop Class: 019

RMV Prop Class: 019

ts12-5-24

Situs: 5016 COPPER CREEK LOOP NE # 36 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 142787

Year: 2024

2526

Last Date Appraised: 07/18/2022

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: CHESNUT, NAKEEA MARIE

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

2

CB

TTO INSP

AV: 31010

RMV Land: 0

RMV Imp: 44390

RMV Total: 44390

MAV: 31010

MSAV: 0

SAV: 0

Comment: 22-23: L2, 7.18.22 TS//

Notations

No notation data available.

update EFB 2/0

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 - Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1080 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 40x27

RMV: 44390

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	1080	3	FB-2	1990	1990	BATH - 2, KIT-, HVAC+, ROOF+, SKIRT	Y N

1994

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	48	1990	275	0	Y N
ROOF EXTENSION OR PATIO COVER	5	40	1990	302	0	Y N

1994

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
 Photos
 new floors,
 paint
 new AC
 w.r

23-24
SV

L4

12-27-2

no outside
then

7-18-22

Improvement Detail

MARION County

For Assessment Year 2023

LAK

Account ID 131587
Map 062W31D001100P1
Mailing WEBB, LESLIE MICHELLE
 5016 COPPER CREEK LAND NE # 36
 SALEM OR 97305
Situs 5016 COPPER CREEK LOOP NE #36 SALEM OR 97305

Appraiser THERESA SWEARINGEN
Appraisal Area 03-05-000
Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
 WIDE DOUBLE

Inspected 07/18/2022

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1990	1990	100	24	100	Tabled	11,360	11,360	30,110	0	11,360	1,080

Rooms: 3 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1990	1990	24	5 -	100		1,080	39,177

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	AIR CONDITIONING	1,080	176	1st	HOOD & FAN	1	95
1st	BATH - FULL	2	698	1st	ROOF COVER - ARCHITECTURAL COMP	1,080	38
1st	DISHWASHER	1	168		SKIRTING - WOOD	134	354
1st	DRYWALL	1,080	0				

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1990	40		173
WOOD DECK	1990	48		253

Totals

Description	RMV
First Floor	\$10,577
Inventory	\$354
Accessories	\$426
Trend	100.00 %
Total RMV	\$11,360

Size Breakdown

Finished	1,080
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Comments 22-23: SV, update inv, 4 to 5-, stat class 447 to 457, comp to arcmp, i/o per TS//
 10-11 CYCLE WORK per 04 7-19-10// 05-06:RECALC SETUP; #28 4/22/04

no change



7/18/22



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131587
 MTL: 062W31D001100
 MaSaNh/P.Class: 1305000/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 131587

Date Printed: 10/2/2024

Situs: 5016 COPPER CREEK LOOP NE # 36 SALEM, OR 97305

Grantor:
WEBB, LESLIE MICHELLE

Grantee:
CHESNUT, NAKEE MARIE

Deed: MS
 Accts In Sale: 1
 Sale Date: 5/22/2024
 Sale Price: 112,400
 Code: 00
 Ratio: 39

Total Sale RMV:
 Land:
 OSD:
 Imp:
 Grand Total: 44390

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

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 56 MLS: 814726 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:

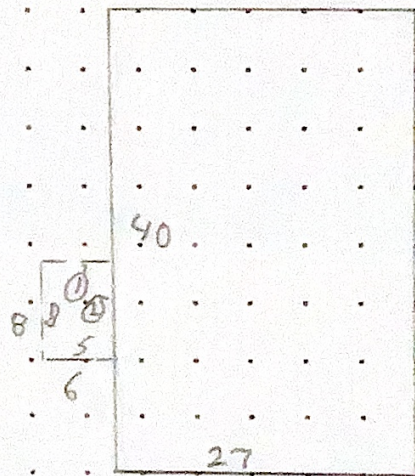
Appraiser: 02 Date: 10/22/24

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M131587**

MAP NO:

TAX LOT:



CALCULATIONS: $27 \times 40 = 1080$ \square

SCALE: 1" = 20'

COPPER CREEK EST

MEASUREMENT VERIFIED		YR BLT: 90	ADDRESS: 5016 COPPER CREEK	SALES		
DATE	BY	REMARKS:	BUILDER:	Date	Amt.	
5-10-91	KRB65		N/V AND 28 NV	FLEETWOOD		
5-5-95	HWA			BERKSHIRE		
4-22-04	28					
2-19-10	DT4					