

lak 11.21.24 corr 12.6.24 MBH 12/12/24

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 131880 MTL: 062W31D001100P1 Date: 10/11/24 Appr: 02 ts 12-12-24 RMV Prop Class: 019 RMV Prop Class: 019

Situs: 5080 COPPER CREEK LOOP NE # 51 SALEM, OR 97305 MaSaNh: 13 05 000 Unit: 142922 Year: 2024

Last Date Appraised: 11/23/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: \_\_\_\_\_

Owner: ALVAREZ MORQUECHO, JOSCELYN Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 24500

RMV Land: 0 RMV Imp: 41550 RMV Total: 41550 MAV: 24500 MSAV: 0 SAV: 0

Comment: COPPER CREEK ESTATES, SPACE #51, MS SERIAL # 11816102, X # X00213211, PERSONAL MS

2526

Notations

No notation data available.

update 2 1/2 B & DW dgs to qph 1/2  
Add 1/2 bath to qph - new

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 444 + Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 784 % Complete: 100  
Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: 56x14 RMV: 41550  
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
First Floor	4 +	Finished	784	2	FB-1	1991	1991	BATH - 1, KIT-, HVAC, ROOF, SKIRT Exception: Y N

1999 +

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	42	1991	249	0
GARDEN SHED	4	140	1991	586	0
GARDEN SHED	4	216	1991	846	1
ROOF EXTENSION OR PATIO COVER	4	472	1991	1879	0

qph

PR 42

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

→ Add 1/2 Bath to qph - new



prints new kitchen  
Bath in qph  
New roof  
MCS  
w/mi. - car charger

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M131880

MAP NO: 62W-31D

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

COPPER CREEK EST.

MEASUREMENT VERIFIED		YR BLT: 91	ADDRESS: 5080 COPPER CRK LP	SALES	
DATE	BY	REMARKS:	BUILDER: REDMAN	Date	Amt.
8-7-92	DT(4)				
5-8-95	DT(4)	N/V			
4-22-04	28	NV			
7-19-10	DT4	NV			

M131880 062W31D 01100 Appr #: 02 Date 11-23-2020 Prop Class 019 Prop Code T44

Situs Address 5080 COPPER CREEK LOOP NE, #51 Year For: 2021-2022

Owner AGUILERA, NATALIE MONIQUE Fran Code 02

Tags Cycle Sales Verification Other: update to pull tag  TTO  LCB  Insp.  Pictom.  MLS

Notes: \_\_\_\_\_

RMV Land: 0 RMV Imp: 26,850 RMV Total: 26,850 M50 Total: 22,430 NBHD Code: A

Seg.Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 4S Area 784 Eff Area 784

Length 56 Width 14 Roof Cover COMP Plumbing BATH1 drvwal Heat FA

Fireplace Inter. Comp: DW;H&F Bedrooms 2

Year Built 1991 Eff. Year Built 1991 Cond. P F A G E

Adj Codes MSLCMS;MSD+QLTY Qlty 44 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 20,870

Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Accessory Improvements**

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 247 Eff Area 247

Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover \_\_\_

Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_

Year Built \_\_\_ Eff. Year Built: 1991 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 2,730

Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 42 Eff Area 42

Length 7 Width 6 Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover \_\_\_

Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_

Year Built \_\_\_ Eff. Year Built: 1991 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 190

Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Out Buildings**

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 140 Eff Area 140

Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall WOOD Roof Cover \_\_\_

Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_

Heat \_\_\_ Int. Comp. \_\_\_ Elect. \_\_\_ Yr. Blt. 1991 Eff. Yr. Blt: 1991

Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 580

Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

Seg.Type GS MFD STRUCT Seg. # 1.5 Method: R05 Class Area 140 Eff Area 140

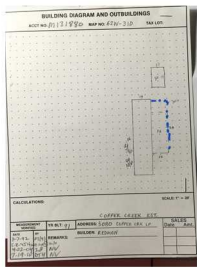
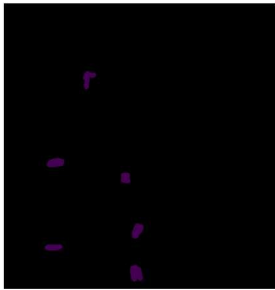
Length 10 Width 14 Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover METAL

Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_

Heat \_\_\_ Int. Comp. \_\_\_ Elect. \_\_\_ Yr. Blt. \_\_\_ Eff. Yr. Blt: 1998

Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 2,480

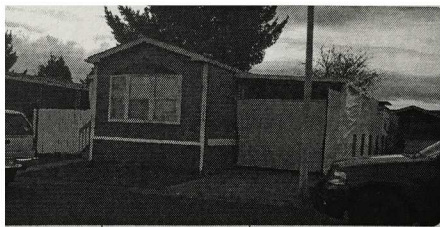
Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_



PA  
20x12

GS  
12x18

GS 14x10



M131880 062W31D 01100 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code T44  
 Situs Address 5080 COPPER CREEK LOOP NE, #51 Year For: 2021-2022  
 Owner AGUILERA, NATALIE MONIQUE Fran Code 02  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: \_\_\_\_\_

RMV Land: 0 RMV Imp: 26,850 RMV Total: 26,850 M50 Total: 22,430 NBHD Code: A

Segment	gs								Land
Class	21								
Dim/Size	18x12								
Foundation									
Exter Wall									
Wall Height									
Inter Finish									
Roof Cover									
Roof Style									
Flooring									
Plumbing									
Electric									
Misc.									
Yr Blt									
Eff Yr	1991								
Cond.									
% Good									
% Comp									
Lump Sum									
Except.Code	/								



**Land Segments** PA converted to gs

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

Zone:

Date 6-9- Clerk mjw NO **ROUTING SLIP**

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

Data entry reviewed by/comments llk

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

Appraiser response 02 TS 6-14-21

Reviewed by lead appraiser/comments \_\_\_\_\_



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

**Appraiser Sales Verification From**

Primary Acct: 131880  
MTL: 062W31D001100  
MaSaNh/P.Class: 1305000/019  
Appraiser: THERESA  
MS Acct: SWEARINGEN  
131880

Situs: 5080 COPPER CREEK LOOP NE # 51 SALEM, OR 97305

Grantor:  
AGUILERA, NATALIE MONIQUE

Grantee:  
ALVAREZ MORQUECHO, JOSCELYN

Deed: MS  
Accts In Sale: 1  
Sale Date: 6/25/2024  
Sale Price: 60,000  
Code: 00  
Ratio: 69

Total Sale RMV:  
Land:  
OSD:  
Imp:  
Grand Total: 41550

Attempt	Date/Time	Reason
1 <sup>st</sup>	10/11/24 9:00	LCB
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: 139 MLS: 813180 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