

lak 4.3.25

Summary

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

Print Date: 2/7/2025

Acct ID: 132205

MTL: 062W31D001100P1

Date: 2/26/25

Appr: JL

ts 4-8-25

Prop Class: 019

RMV Prop Class: 019

Situs: 5135 COPPER CREEK LOOP NE # 68 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 143078

Year: 2025

Last Date Appraised: 12/30/2015

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: ROLLING ON LLC

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 37440

RMV Land: 0

RMV Imp: 44570

RMV Total: 44570

MAV: 37440

MSAV: 0

SAV: 0

Comment: COPPER CREEK ESTATES, SPACE #68, MS SERIAL # GDSTORO29214613, X # X00217591, PERSONAL MS

Notations

update EYB I/O

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 447 +

Year Blt: 1992

Eff Year Blt: 1992

Sq.Ft: 1080

% Complete: 100

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

Dimensions: 40x27

RMV: 44570

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	4 +	Finished	1080	3	FB-2	1992	1992	HVAC+, KIT-, BATH - 2, SKIRT, ROOF	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	60	1992	515	0	N
ROOF EXTENSION OR PATIO COVER	4	260	1992	2941	0	N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



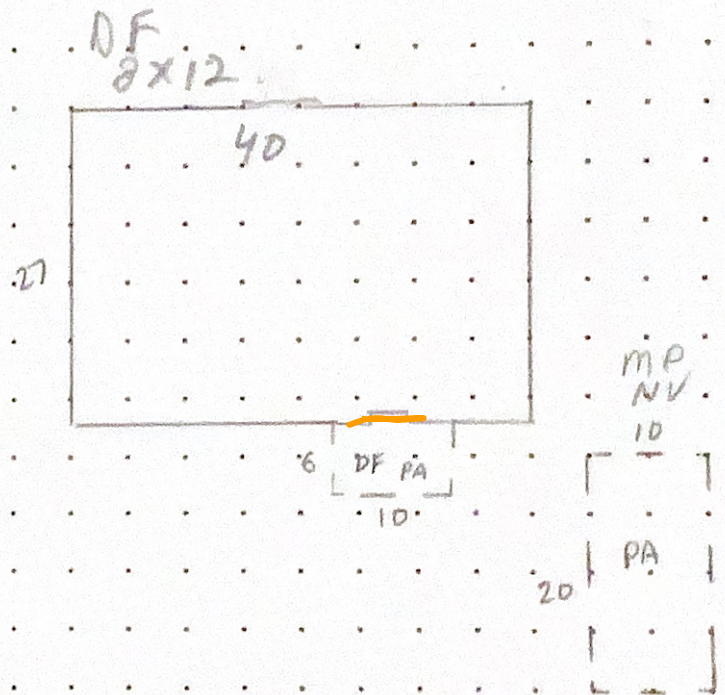
new siding
new windows
new roof

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M132205**

MAP NO: **62W-31D**

TAX LOT: **01100**



CALCULATIONS: **27 X 40 = 1,080 SF**

SCALE: 1" = 20'

COPPER CRK EST

MEASUREMENT
VERIFIED

YR BLT: **92**

ADDRESS: **5135 COPPER CRK LP.**

SALES
Date Amt.

DATE
8-10-92

BY
DT/4

REMARKS:

BUILDER: **GVERDON**

5-10-95

DT/4

N/V

4-20-04

DT/4

N/V

7-14-10

DT/4

NV-cycle



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132205
MTL: 062W31D001100
MaSaNh/P.Class: 1305000/019
Appraiser: THERESA SWEARINGEN
MS Acct: 132205

Date Printed: 2/6/2025

Situs: 5135 COPPER CREEK LOOP NE # 68 SALEM, OR 97305

Grantor:
COLEMAN, JACQUELINE

Grantee:
940 CHESTNUT LLC

Sale ID: 32090
Deed:
Accts In Sale: 1
Sale Date: 9/4/2024
Sale Price: 38,715
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 53,690
Total: 53,690
Ratio (Cert. Total RMV/Sale Price): 139

Attempt	Date/Time	Reason
1 st	2/20/25 10:05	LCP
2 nd		

Contact: _____ Phone/email: _____

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

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

Comments:

Appraiser: 02 Date: 3/12/25



12-30-15

M132205 062W31D 01100 Appr #: BT4 Date 12-30-15 Prop Class 019 Prop Code T47
Situs Address 5135 COPPER CREEK LP NE, #68 Franchise Code 04 Year For: 2016-2017
Owner COLEMAN, JACQUELINE

Notes: Inventory - remove review adjustment (field 10)
RMV Imp: 11,890 RMV Total: 11,890 M50 Total: 11,890

Seg.Type MA Seg. # 1.1 Method M04 Class 4D Area 1080 Eff Area 1080 Length 40 Width 27
Make: GUERDON Model: Intfinish: GYPSUM Roof Cover COMP
Plumbing BATH2 Heat: FA Fireplace: Inter. Comp: DW;H&F Bedrooms: 3
Year Built 1992 Eff. Year Built 1992 Cond. P F A G E
Adj Codes MSLCMD;MSD+QLTY Qty % Comp Func Econ RMV 18,030
Lump Sum Except Code/Year Comments condition

Accessory Improvements

Seg.Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 60 Eff Area 60
Length 10 Width 6 Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1992 Cond. P F A G E % Comp Econ RMV: 300
Lump Sum Except Code/Year Comments

Seg.Type PA MFD STRUCT Seg. # 1.4 Method: R05 Class Area 260 Eff Area 260
Length Width Foundation Ex. Wall Roof Cover METAL
Roof Style Floor Plumbing
Year Built Eff. Year Built: 1992 Cond. P F A G E % Comp Econ RMV: 1,920
Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 134 Eff Area 134
Length Width Foundation Ex. Wall WOOD Roof Cover
Roof Style Floor Plumbing
Heat Int. Comp. Elect. Yr. Blt. 1992 Eff. Yr. Blt: 1992
Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 610
Lump Sum Except Code/Year Comments

MLS - 689252.
left card with associate