

Acct ID: 352334 MTL: 062W31D001100P1 Date: **4/13/26** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 5151 COPPER CREEK LOOP NE # 183 SALEM, OR 97305 MaSaNh: 13 05 000 Unit: 352334 Year: 2026

Last Date Appraised: 04/29/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: Last Sales Date: 11/25/2025 Roll Type: MS  
 Owner: BURTON PROPERTIES NW, LLC  
 Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 54540  
 RMV Land: 0 RMV Imp: 141450 RMV Total: 141450 MAV: 54540 MSAV: 0 SAV: 0  
 Comment: 25-26: Cycle; L3 04.29.25 TS

**N/C**

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 1512 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 141450  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1512	3	FB-2	2015	2015	HVAC, SKIRT, ROOF+, KIT, BATH - 2	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	96	2015	1943	1	Y N
ROOF EXTENSION OR PATIO COVER	5	360	2015	9605	1	Y N

- **CERT. VALUE: \$173,670**
- **INVENTORY UPDATE AFTER 2025 CYCLE**
- **SOLD FOR \$80K IN 2020 - MLS # 754942**
- **INT. PICS FOUND ON ZILLOW - RMLS # 168556890. BUT NO ACCOUNT FOUND ON RMLS WHEN ENTERED ONLINE.**
- **NOT LISTED ON WVMLS**
- **HOME NEEDED INT. CLEAN-UP & REPAIRS @ TIME OF SALE**
- **CURRENTLY VACANT & ACTIVELY LISTED PER ZILLOW**

Open concept home with fresh new interior paint, carpet, and luxury vinyl plank flooring. Island kitchen with pantry and stainless appliances. Back deck perfect for entertaining and BBQ. Carport and storage shed. Fiber cement siding. Living room and family room. Listing agent is the seller.

31 days on Zillow 199 views 17 saves

Zillow last checked: 9 minutes ago  
 Listing updated: March 08, 2026 at 11:54am  
 Listed by: Joey Burton 360-600-5055, MORE Realty  
 Source: RMLS (OR), MLS#: 168556890 **RMLS**





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 352334

MTL: 062W31D001100

MaSaNh/P.Class: 1305000/019

Appraiser: ZACK HARROLD

MS Acct: 352334

Date Printed: 3/10/2026

Situs: 5151 COPPER CREEK LOOP NE # 183 SALEM, OR 97305

Grantor:  
HOLLAND, EDWARD

Grantee:  
BURTON PROPERTIES NW, LLC

Sale ID: Tax Statement RMV  
Deed: Land & OSD: 0  
Accts In Sale: Imp: 173670  
Sale Date: 11/25/2025 Total: 173670  
Sale Price: 50000 Ratio (Cert. Total RMV/Sale Price): 347  
Condition Code: **0120**

Attempt	Date/Time	Reason
1 <sup>st</sup>	<b>4/3/26 12:25</b>	<b>LCB</b>
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ 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:

**NO MLS COULD BE FOUND - NOT EXPOSED TO OPEN MARKET. DISTRESSED SALE PER RETURNED S.V. CURRENTLY LISTED ON ZILLOW FOR \$130K**

Appraiser: **ZH** Date: **4/3/26**

MANUFACTURED STRUCTURE SALE VERIFICATION

BURTON PROPERTIES NW, LLC  
3287 S 10TH WAY RIDGEFIELD, WA 98642

RECEIVED

DEC 29 2025

MARION COUNTY  
ASSESSOR

Account: 352334  
Sale Price: 50000  
Sale Date: 11/25/2025  
P. Class/Appr: 019 / 2  
Accts In Sale: 1

1. Total sales price, if different from above: \$ \_\_\_\_\_
2. Was an appraisal completed?  No  Yes, Appraised value? \_\_\_\_\_
3. Did you also purchase the land?  No  Yes, land price was? \_\_\_\_\_
4. Did this transaction involve any of the following? (please check all that apply):  
 distress sale  auction  trade or exchange  partial interest conveyed  estate sale  
 buyer and seller related by family or business  buyer or seller is a charitable organization  
*owners had been evicted from the park*
5. Financing:  none  conventional  FHA  Oregon VA  contract  other \_\_\_\_\_
6. If you paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ \_\_\_\_\_ *No*
7. Personal property (other than appliances) included in the transaction? *None*  
Description: \_\_\_\_\_ Estimated Value \$: \_\_\_\_\_
8. Was the property listed on the open market (real estate broker, online, etc)?  No  Yes  Don't Know  
If No or Don't Know, how did you discover the property? \_\_\_\_\_
9. Your opinion of condition at time of purchase? (Please check only one):  
 Good or Excellent. New, recently updated or remodeled, describe remodel: \_\_\_\_\_  
 Average. Regularly maintained, no significant problems  
 Fair. Deferred maintenance, some repairs needed, describe: \_\_\_\_\_  
*Very*  Poor. Multiple significant maintenance or repair issues, describe: *Lots of trash left, Heavy cat urine odor. Damaged walls. Doors missing & broken*
10. Interior features (please check any that apply):  drywall walls  solid wood cabinets  kitchen recent remodel  
 bath recent remodel  air conditioning &/or heatpump
11. Have any improvements been made to the property since the time of purchase? Please describe:  
*Trash out.*

Your name: Joey Burton Phone: 360 600 5055

Email: \_\_\_\_\_

A county appraiser may contact you for additional details or clarification. Thank you!

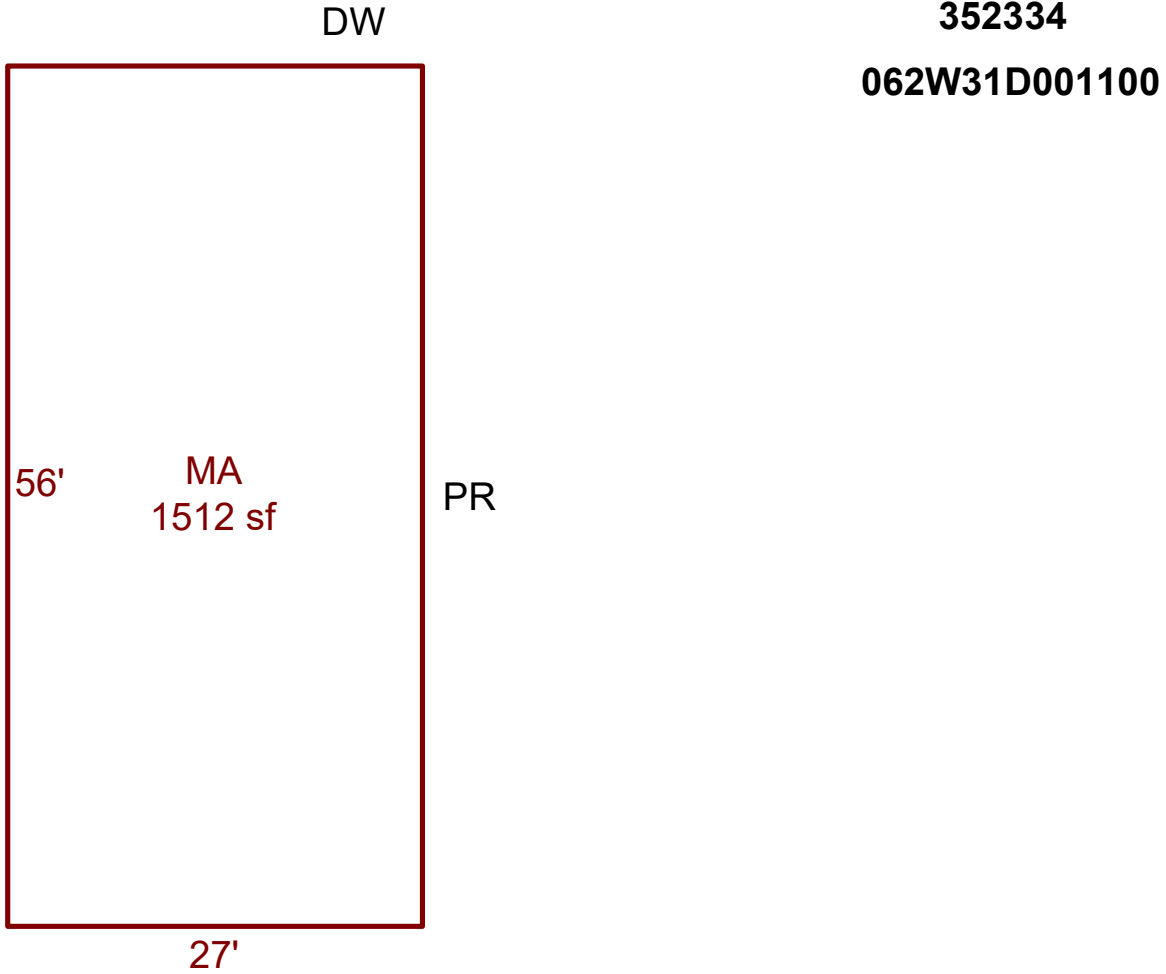


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 352334 Parcel No.: 062W31D001100  
 Property Address: 5151 COPPER CREEK LOOP NE #183  
 City: SALEM County: Marion State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1512.0	166.0	1512.0
	Net LIVABLE	cnt	1 (rounded)		1,512

### COMMENT TABLE 1

DRAWN BY LK10.2.25

### COMMENT TABLE 2

4.29/30.25 CYCLE TS

### COMMENT TABLE 3



4-29-25