

Summary

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

Print Date: 8/4/2025

Acct ID: 131445

MTL: 062W31D001100P1

Date: 8/11/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 5031 COPPER CREEK LOOP NE # 10 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 142714

Year: 2025

Last Date Appraised: 04/29/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: GIRON, ENRIQUE MENDEZ

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 52040

RMV Land: 0

RMV Imp: 80510

RMV Total: 80510

MAV: 52040

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 04.29.25 TS

24-25: SV; L2 04.01.24 TS

XXXXX

2627

25-26

per SR

Notations

No notation data available.

N/C

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: 1993

Sq.Ft: 1647

% Complete: 100

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

Dimensions: 61x27

RMV: 80510

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

done in cycle

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5 +	Finished	1647	3	FB-2	1990	1993	FP - 1, BATH - 2, ROOF+, HVAC, SKIRT, KIT
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	180	1993	1584	0
ROOF EXTENSION OR PATIO COVER	5	180	1993	2088	0

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

ms
sold as is

Distressed sale



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131445

MTL: 062W31D001100

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 131445

Date Printed: 8/4/2025

Situs: 5031 COPPER CREEK LOOP NE # 10 SALEM, OR 97305

Grantor:
CONTRERAS, CARMEN

Grantee:
GIRON, ENRIQUE MENDEZ

Sale ID: 35144

Deed:

Accts In Sale:

Sale Date: 6/6/2025

Sale Price: 50,000

Condition Code: 00 *120*

Tax Statement RMV

Land & OSD: 0

Imp: 82,590

Total: 82,590 *80,510*

Ratio (Cert. Total RMV/Sale Price): 165 *161*

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: *18* MLS: *829230* 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:

Asking 85,000

Appraiser: _____ Date: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 131445		Parcel No.: 062W31D001100			
Property Address: 5031 COPPER CREEK LP NE #10					
City: SALEM		County:	State: OR	ZipCode:	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
<div style="text-align: center;"> <p>131445</p> <p>062W31D001100</p> </div> <div style="text-align: center; margin-top: 100px;"> </div>					
Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1647.0	176.0	1647.0
DRAWN BY JT 4/17/24					
SV TS 4/1/24					
Net LIVABLE		cnt	1	(rounded)	1,647