

Summary

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

Print Date: 8/4/2025

Acct ID: 132669

MTL: 062W31D001100P1

Date: 8/11/25

Appr: 02

ts 9-3-25

Prop Class: 019

RMV Prop Class: 019

Situs: 5071 COPPER CREEK LOOP NE # 22 SALEM, OR 97305

MaSaNh: 13 05 000

Unit: 143327

Year: 2025

Last Date Appraised: 04/29/2025

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: GARCIA PEREZ, LETICIA

Roll Type: MS

Cycle Tag Sales Verification Other: _____

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 53880

RMV Land: 0

RMV Imp: 81310

RMV Total: 81310

MAV: 53880

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L3 04.29.25 TS

25-26 per SR

2425

Notations

No notation data available.

Add Fire place I/O

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: 457

Year Blt: 1994

Eff Year Blt: 1994

Sq.Ft: 1512

% Complete: 100

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

Dimensions: 56x27

RMV: 81310

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	Exception: Y N
First Floor	5	Finished	1512	3	FB-2	1994	1994	HVAC, SKIRT, ROOF, KIT-, BATH - 2 1 FLP-7	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	60	1994	554	0	
DECK	5	336	1994	3105	0	
ROOF EXTENSION OR PATIO COVER	5	276	1994	3362	0	
ROOF EXTENSION OR PATIO COVER	5	336	1994	4092	0	

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132669

MTL: 062W31D001100

MaSaNh/P.Class: 1305000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132669

Date Printed: 8/4/2025

Situs: 5071 COPPER CREEK LOOP NE # 22 SALEM, OR 97305

Grantor:

JANUSZ, LORRAINE N

Grantee:

GARCIA PEREZ, LETICIA

Sale ID: 34483

Deed:

Accts In Sale:

Sale Date: 6/9/2025

Sale Price: 80,000

Condition Code: 00

Tax Statement RMV

Land & OSD: 0

Imp: 61,620

Total: 61,620

Ratio (Cert. Total RMV/Sale Price): 77

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

1. Was the property listed on the open market? Days: 35 MLS: 828526 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:

was asking 84,900

Appraiser: 02 Date: 8/11/25

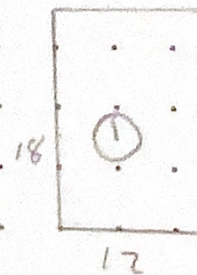
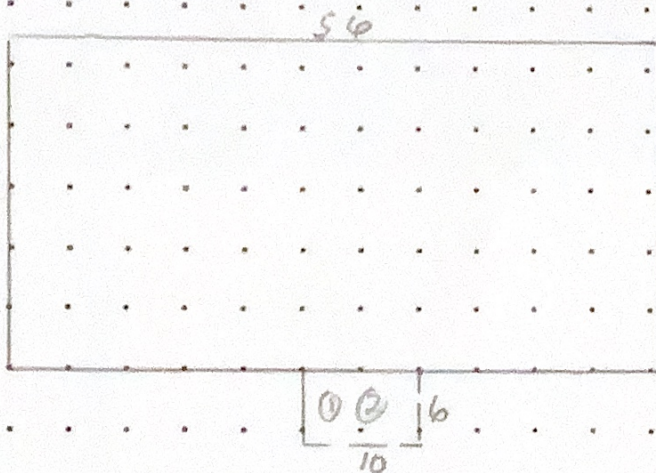
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M132-669

MAP NO:

TAX LOT:

14x24
Dw/PR



CALCULATIONS:

SCALE: 1" = 20'

Copper Creek Estates #22

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
8/12/94	52	94	5071 COPPER CR. LANE		
8-5-95 Howard ②			BUILDER: MARLEHE		
7-19-10 DTY			REMARKS: NV		