

**APEX**

lak 10.30.24

ZH 11/4/24

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:  
9/20/2024

Acct ID: 129818 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 110 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 141999 Year: ~~2024~~

Last Date Appraised: 02/06/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2023** **2025-26**

Owner: LEATHERS, RICHARD Roll Type: MS

**2023**  
**MLS #**  
**806730**

RMV Land: 0 RMV Imp: 140840 RMV Total: 140840 MAV: 53050 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 02.06.24 TS

# UPDATE INVENTORY w/o EXCEPTION

### Notations

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: 467 Year Blt: 1982 Eff Year Blt: 1994 Sq.Ft: 840 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 30x28 RMV: 140840

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	6	Finished	840	2	FB-1	1982	1994	BATH - 1, KIT-, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Detached		Finished	560	0	0	1982	1994	ROOF	Exception: <b>Y N</b>

**4 (AS)**

### Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	338	1994	2380	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	540	1994	5011	0	Exception: Y N

### Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- SOLD 8/17/23 FOR \$ 124,900
- EYB OK ✓
- PARTIAL VINYL WINDOWS
- NO OBSERVED CHANGES SINCE LAST VISIT



# SKETCH/AREA TABLE ADDENDUM

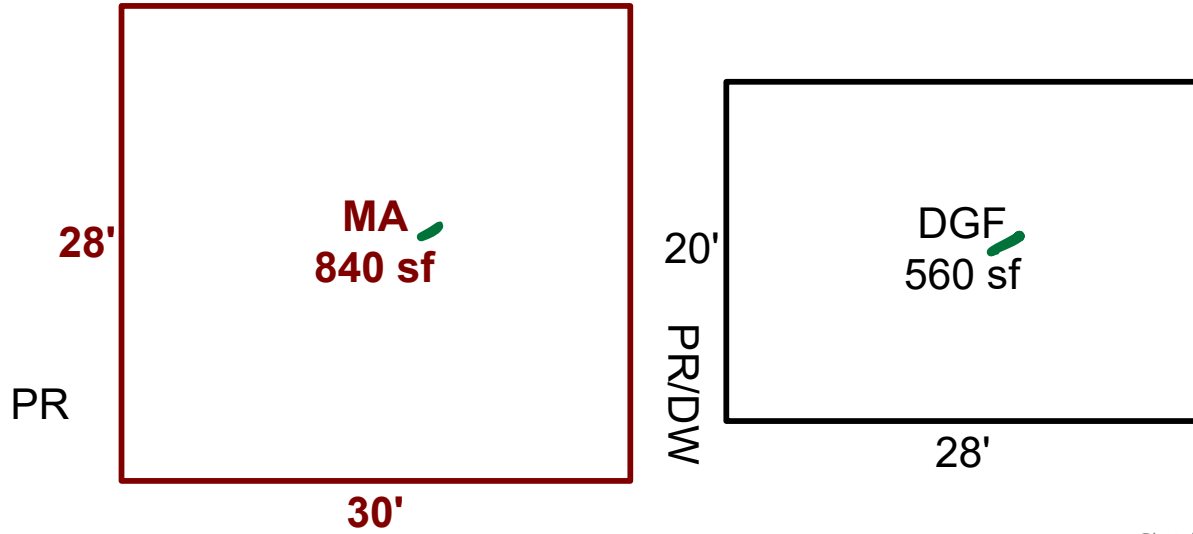
## SUBJECT INFO

File No.: 129818 Parcel No.: 083W23A002200  
 Property Address: 2120 ROBINS LN SE #110  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**129818**

**083W23A002200**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGF	1.0	560.0	96.0	560.0
MFH	MA	1.0	840.0	116.0	840.0

### COMMENT TABLE 1

APEXED BY LK 8-8-24

### COMMENT TABLE 2

2-6-24 SV TS

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1                      (rounded)                      840

APEXED BY

lak

Summary Date: 8.8.24 Appr: Clerk: Lead Clerk: Appr: Print Date: 1/3/2024

Acct ID: 129818 MTL: 083W23A002200P1 Date: 2/6/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 110 SALEM, OR 97306 MaSaNh: 16 05 004 Unit: 141999 ape Year: 2024

Last Date Appraised: 03/08/2017 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: LEATHERS, RICHARD Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 39350

RMV Land: 0 RMV Imp: 39350 RMV Total: 39350 MAV: 53050 MSAV: 0 SAV: 0

Comment: TERRACE LAKE, SPACE #110B, MS SERIAL # GW4678, X # X00178350, PERSONAL MS

Notations

No notation data available.

update inventory 2/11

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 467 Year Blt: 1982 Eff Year Blt: 1988 Sq.Ft: 840 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 30x28 RMV: 39350

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	6	Finished	840	2	FB-1	1982	1988	BATH - 1, HVAC+, ROOF+, SKRT+, KIT-	Y N
Garage Detached	3	Low Cost	560	0	0	1982	1982	ROO	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	338	1988	1710	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	540	1988	3602	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS Renovated new plumbing AC new Bath unit

porches screen not attached

W/W mixed woods



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 129818  
 MTL: 083W23A002200  
 MaSaNh/P.Class: 1605004/19  
 Appraiser: THERESA  
 MS Acct: SWEARINGEN  
 129818

Date Printed: 1/8/2024

Situs: 2120 ROBINS LN SE # 110 SALEM, OR 97306

**Grantor:**  
WALKER, MARJORIE & WALKER, MICKEY

**Grantee:**  
LEATHERS, RICHARD

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 8/17/2023  
**Sale Price:** 124900  
**Code:** 0  
**Ratio:** 72  
**Total Sale RMV:**  
**Land:**  
**OSD:**  
**Imp:** 90470  
**Grand Total:** 39350

Attempt	Date/Time	Reason
1 <sup>st</sup>	2/6/24 1:00	LCB
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 51 MLS: 806730 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: 2/27/24

1129818 BUILDING DIAGRAM AND OUTBUILDINGS  
 ACCT NO: M129818 MAP NO: TAX LOT:

CALCULATIONS:  $28 \times 30 = 840 \text{ SF}$  28' SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 92	ADDRESS: Terrace Lane #110	SALES Date	Amt.
DATE: 1-30-01 BY: NV 3-21-01 BY: NV	REMARKS: 9-2-15 BY: NV cycle	BUILDER: Golden West		

✓ M129818 083W23A 02200 Appr #: 114 Date: 3-8-17 Prop Class 019 Prop Code 167  
 Situs Address 2120 ROBINS LN SE, #110 Franchise Code 04 Year For: 2017-2018  
 Owner: COMMONWEALTH HOMEOWNERS SERVICES INC  
 Seg. Cycle (Sales Verification) Other:  
 Notes: Inventory update - calc of AVG and noted changes

RMV Imp: 50,480	RMV Total: 30,480	MSR Total: 20,480						
Seg. Type MA	Seg. # 1.1	Method M04	Class GD	Area 840	Eff Area 840	Length 30	Width 28	
Make: GOLDENWEST	Model:	Finish: DRY WL	Roof Cover: COMP ARCMP	Plumbing: BATH	Heat: HP	Fireplace:	Inter. Comp: DSP, H&P	Bedrooms: 2
Year Built 1982	Eff. Year Built 1982	Cond. P F A G E	% Comp	Func	Econ	RMV 4,490		
Adj. Codes: MSLCM, FLX	Qty: 6	Comments: Family Functional (repairs + cosmetic work completed)						
Lump Sum	Except Code/Year	Comments						
<b>Accessory Improvements</b>								
Seg. Type PA	MFD STRUCT	Seg. # 1.3	Method: R05	Class	Area 540	Eff Area 540		
Length	Width	Foundation	Ex. Wall	BRICK	Roof Cover	METAL		
Roof Style		Floor	Plumbing					
Year Built 1982	Eff. Year Built: 1982	Cond. P F A G E	% Comp	Econ	RMV: 2,060			
Lump Sum	Except Code/Year	Comments						
Seg. Type DF	MFD STRUCT	Seg. # 1.4	Method: R05	Class	Area 338	Eff Area 338		
Length	Width	Foundation	Ex. Wall		Roof Cover			
Roof Style		Floor	Plumbing					
Year Built 1982	Eff. Year Built: 1982	Cond. P F A G E	% Comp	Econ	RMV: 860			
Lump Sum	Except Code/Year	Comments						
<b>Out Buildings and Skirting</b>								
Seg. Type MHSK	MFD STRUCT	Seg. # 1.2	Method: M04	Class	Area 116	Eff Area 116		
Length	Width	Foundation	Ex. Wall	BRICK	Roof Cover			
Roof Style		Floor	Plumbing					
Heat	Int. Comp.	Elect.	Yr. Blt. 1982	Eff. Yr. Blt. 1982	RMV: 390			
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ				
Lump Sum	Except Code/Year	Comments						
Seg. Type DGL	MFD STRUCT	Seg. # 1.5	Method: R05	Class 3	Area 500	Eff Area 560		
Length 28	Width 20	Foundation	Ex. Wall		Roof Cover: COMP ARCMP			
Roof Style		Floor	Plumbing					
Heat	Int. Comp.	Elect.	Yr. Blt. 1982	Eff. Yr. Blt. 1982	RMV: 22,680			
Cond. P F A G E	Adj. Codes: RLCM3	% Comp	Func	Econ				
Lump Sum	Except Code/Year	Comments						

I really liked The park  
 2nd bedroom now useable.