

lak 10.30.24

ZH 11/4/24

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/20/2024

Acct ID: 130031 MTL: 083W23A002200P1 Date: 10/3/24 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 125 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142078 Year: 2024

Last Date Appraised: 04/05/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2025-26

Owner: PRATT LIVING TRUST Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 93650

RMV Land: 0 RMV Imp: 208040 RMV Total: 208040 MAV: 93650 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 04.05.24 TS

2023  
MLS #  
806775

# UPDATE GAR. CLASS FOR APPRAISER JUDGMENT

### 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: 468 Year Blt: 1983 Eff Year Blt: 1993 Sq.Ft: 1800 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 208040

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	1800	3	FB-2	1983	1993	BATH - 2, FP - 1, KIT-, HVAC+, SKRT+, ROOF+	Exception: Y N
Garage Detached		Finished	720	0	0	1983	1993	ROOF	Exception: Y N

4(LAST)

### Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	393	1993	2594	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	581	1993	5055	0	Exception: Y N

### Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- SOLD FOR \$ 210K - 11/2/23
- VISITED 4/5/24 FOR SALES VERIFICATION
- EYB INCREASED AT THAT TIME - OK ✓
- NO OBSERVED CHANGES SINCE LAST VISIT



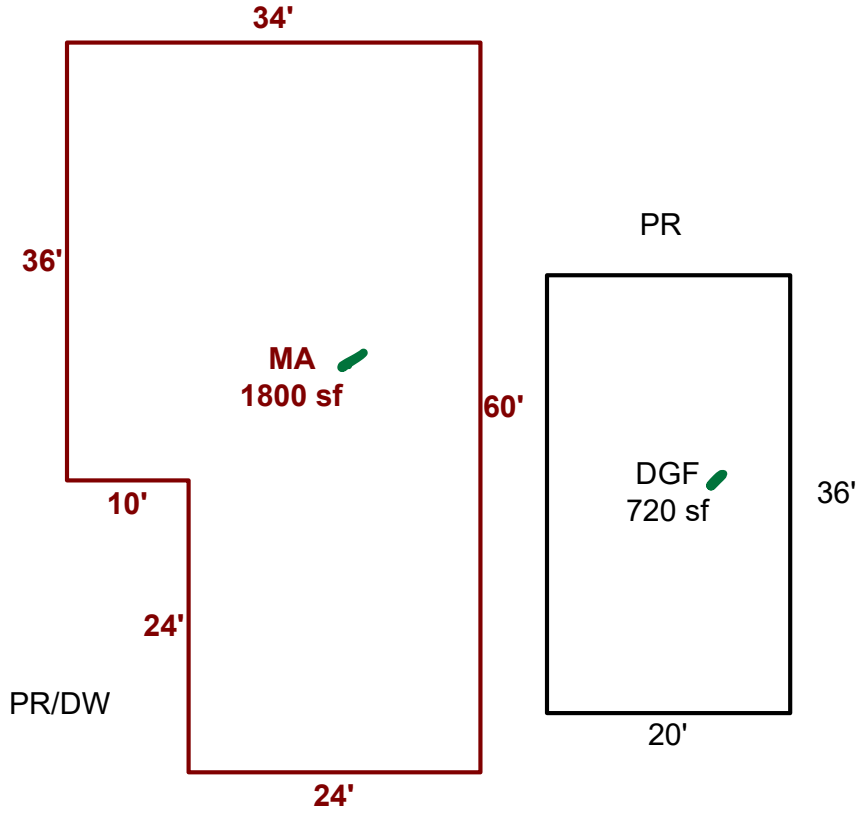
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 130031 Parcel No.: 083W23A002200  
 Property Address: 2120 ROBINS LN SE #125  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**130031**  
**083W23A002200**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGF	1.0	720.0	112.0	720.0
MFH	MA	1.0	1800.0	188.0	1800.0

### COMMENT TABLE 1

APEXED BY LK 8-8-24

### COMMENT TABLE 2

4-5-24 SV TS

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1      (rounded)                      1,800

Acct ID: 130031 MTL: 083W23A002200P1 Date: 4/5/24 Appr: 02 Prop Class: 019 ts RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 125 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142078 Year: 2024

Last Date Appraised: 12/05/2017 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: PRATT LIVING TRUST Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 55500

RMV Land: 0 RMV Imp: 55500 RMV Total: 55500 MAV: 93650 MSAV: 0 SAV: 0

Comment: TERRACE LAKE, SPACE #125A, MS SERIAL # CA4788, X # X00182468, PERSONAL MS

update Inv & EYB I/O

**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: 468 Year Blt: 1983 Eff Year Blt: 1986 Sq.Ft: 1800 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 55500

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:
First Floor	6	Finished	1800	3	FB-2	1983	1986	SKRT+, ROOF, HVAC+, KIT-, FP - 1, BATH - 2	Y N
Garage Detached	3	Unfinished finishe	720	0	0	1983	1983	Roof	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	6	393	1986	1729	0	Y N
ROOF EXTENSION OR PATIO COVER	6	581	1986	3370	0	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



MCS  
 w/wine  
 wine cellar

w/wine  
 not Driv  
 kit cab



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 3/18/2024

**Appraiser Sales Verification From**

Primary Acct: 130031  
MTL: 083W23A002200  
MaSaNh/P.Class: 1705004/19  
Appraiser: THERESA  
MS Acct: SWEARINGEN  
130031

Situs: 2120 ROBINS LN SE # 125 SALEM, OR 97306

Grantor:  
RAYMOND & MARGIE MARKHAM TR

Grantee:  
PRATT LIVING TRUST

Deed: Total Sale RMV:  
Accts In Sale: Land:  
Sale Date: 11/2/2023 OSD:  
Sale Price: 210,000 Imp:  
Code: 0 Grand Total: 55500  
Ratio: 26

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

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

- Was the property listed on the open market? Days: 126 MLS: 806775  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? \$ \_\_\_\_\_ N/A  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:  
minor repair in process, water heater,  
Fair location

Appraiser: Da Date: 4/5/24

M130031 083W23A 02200 Appr # 02 Date 12-5-11 Prep Class 019 Prop Code TCR  
 Situa Address 2120 ROBBINS LN SE, #125 Franchise Code 04 Year For: 2017-2018  
 Owner: MARILHAM MARGIE J  
 Tags Cycle Sales Verification Other: TTD LCB PBRM  
 Notes: 3 5 4 2  
 RMV Imp: 76,180 RMV Totl: 76,180 MSO Totl: 76,180

Seg. Type MA Seg. # 1.1 Method M04 Class GT Area 1800 Eff Area 1800 Length Width  
 Make: GOLDENWEST Model: Int finish: PANEL Roof Cover COMP  
 Plumbing HATHIZHEAT Heat: HP Fireplace PBRB Inter. Comp: DW, DXP, HAF Bedrooms: 3  
 Year Built 1983 Eff. Year Built 1983 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV 28,000  
 Adj. Codes MSLCMT City  
 Lump Sum Except Code/Year Comments

**Accessory Improvements**

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 381 Eff Area 381  
 Length Width Foundation Ex. Wall Roof Cover METAL  
 Roof Style Floor Plumbing  
 Year Built 1983 Eff. Year Built 1983 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,560  
 Lump Sum Except Code/Year Comments

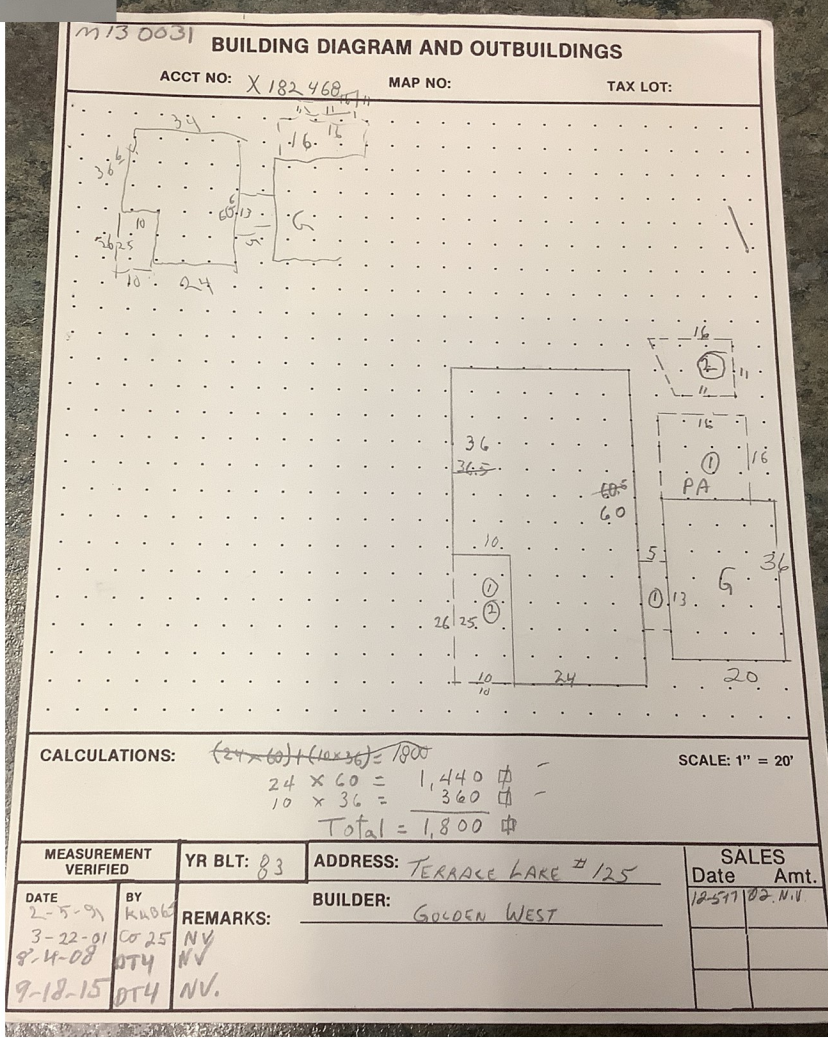
Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 393 Eff Area 393  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built 1983 Eff. Year Built 1983 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,610  
 Lump Sum Except Code/Year Comments

**Out Buildings and Skirting**

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 189 Eff Area 189  
 Length Width Foundation Ex. Wall BRICK Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Bt. 1983 Eff. Yr. Bt. 1983  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 1,030  
 Lump Sum Except Code/Year Comments

Seg. Type DGU MFD STRUCT Seg. # 1.5 Method: R05 Class 3 Area 720 Eff Area 720  
 Length 36 Width 20 Foundation Ex. Wall Roof Cover ARCKP  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Bt. 1983 Eff. Yr. Bt. 1983  
 Cond. P F A G E Adj. Codes RLCM3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 41,940  
 Lump Sum Except Code/Year Comments

*Handwritten note:*  
 H. Lake  
 100' x 50' size  
 20' x 10' strip  
 vinyl windows





2017. 12. 5