

lak 10.30.24

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: ZH 11/4/24

Print Date:

9/20/2024

Acct ID: 130157 MTL: 083W23A002200P1 Date: 10/31/24 Appr: ZH Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 132 SALEM, OR 97306

MaSaNh: 17 05 004

Unit: 142151

Year: 2024

Last Date Appraised: 02/06/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: MEINICKE, ERICH U

2023  
MLS #

2025-26

Roll Type: MS

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

AV: 88260

RMV Land: 0 RMV Imp: 183240 RMV Total: 183240 MAV: 88260 MSAV: 0

SAV: 0

801628

Comment: 24-25: SV; L2 02.06.24 TS

UPDATE GAR. CLASS AS 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: 457 + Year Blt: 1984 Eff Year Blt: 1993 Sq.Ft: 1782 % Complete: 100

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

Dimensions: 66x27

RMV: 183240

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	5 +	Finished	1782	3	FB-2	1984	1993	BATH - 2, KIT, HVAC+, ROOF+, SKRT+, BATH+	Exception: Y N
Garage Detached		Unfinished	560	0	0	1984	1993	ROOF	Exception: Y N

4 (LAT)

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	360	1993	2376	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	702	1993	6107	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- VISITED FEBRUARY 2024 FOR S.V.
- SOLD FOR \$ 215K / 124 DOM
- EYB INCREASED AFTER S.V. VISIT - OK ✓



# SKETCH/AREA TABLE ADDENDUM

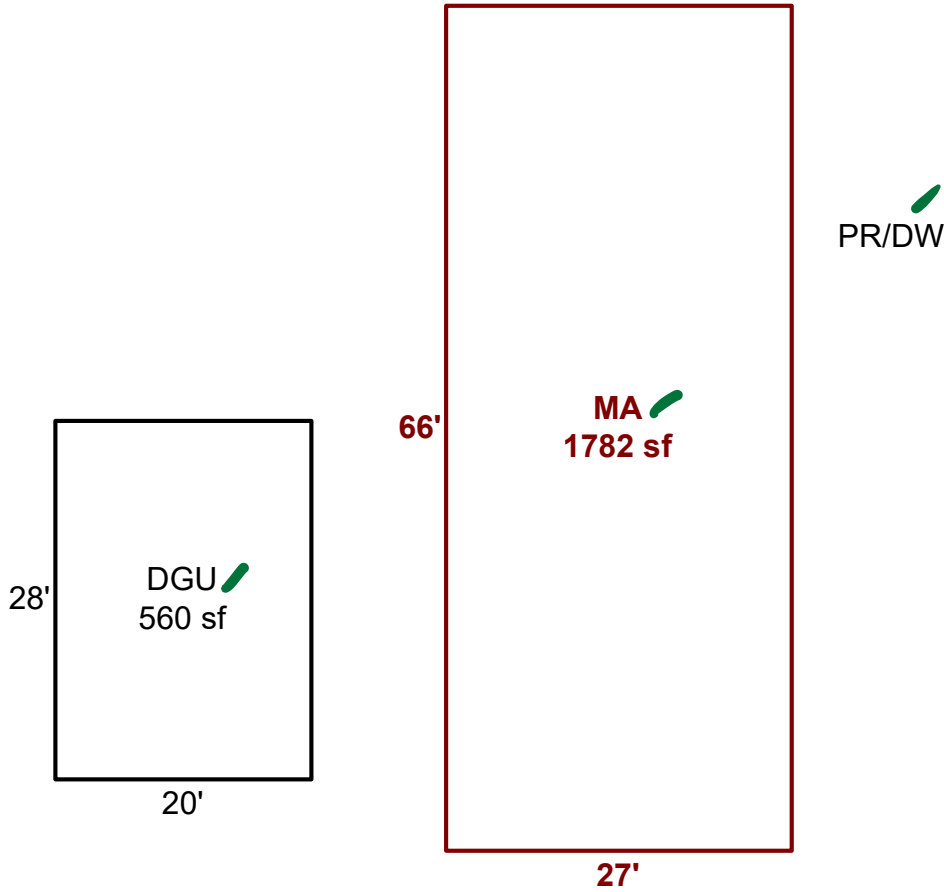
## SUBJECT INFO

File No.: 130157 Parcel No.: 083W23A002200  
 Property Address: 2120 ROBINS LN SE #132  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**130157**

**083W23A002200**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGU	1.0	560.0	96.0	560.0
MFH	MA	1.0	1782.0	186.0	1782.0

### 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)                      1,782

**APEXED BY**

Summary  
LK 8-8-24

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

Clerk: \_\_\_\_\_

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

Appr: \_\_\_\_\_

Print Date:

1/3/2024

Acct ID: 130157

MTL: 083W23A002200P1

Date: 2/6/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 132 SALEM, OR 97306

MaSaNh: 16 05 004

Unit: 142151

Year: 2024

Last Date Appraised: 01/03/2019

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

ape

Owner: MEINICKE, ERICH U

Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 58250

RMV Land: 0

RMV Imp: 58250

RMV Total: 58250

MAV: 88260

MSAV: 0

SAV: 0

Comment: TERRACE LAKE, SPACE #132, MS SERIAL # 97106, X # X00184860, PERSONAL MS

**Notations**

No notation data available.

*update RMV 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: 1984 Eff Year Blt: 1990 Sq.Ft: 1782 % Complete: 100

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

Dimensions: 66x27

RMV: 58250

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	5	Finished	1782	3	FB-2	1984	1990	BATH - 2, KIT, HVAC+, ROOF+, SKRT+ <i>Bath+</i>	Y <u>N</u>
Garage Detached	3	Unfinished	560	0	0	1984	1984	roo	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	360	1990	2059	0	Y N
ROOF EXTENSION OR PATIO COVER	5	702	1990	5293	0	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



*M/S  
new FLOODS, BS  
CT's, Appl  
W.I. shower,  
HVAC,  
BI'S - new fit rats CT's*



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 130157  
 MTL: 083W23A002200  
 MaSaNh/P.Class: 1605004/19  
 Appraiser: THERESA  
 MS Acct: SWEARINGEN  
 130157

Date Printed: 1/8/2024

Situs: 2120 ROBINS LN SE # 132 SALEM, OR 97306

**Grantor:**  
JENSEN, GARY ROBERT & JENSEN, KARL EDWARD

**Grantee:**  
MEINICKE, ERICH U

**Deed:** MS  
**Accts In Sale:** 1  
**Sale Date:** 6/8/2023  
**Sale Price:** 215000  
**Code:** 0  
**Ratio:** 62

**Total Sale RMV:**  
**Land:**  
**OSD:**  
**Imp:** 133970  
**Grand Total:** 58250

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: 124 MLS: 801628 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

M130157 083W23A 02200 Appr #: 02 Date 1/3/19 Prop Class 019 Prop Code T57  
 Situs Address 2120 ROBINS LN SE, #132 97306 Franchise Code 02 Year For: 2019-2020

Owner JENSEN, GARY R &  
 Tags Cycle Sales Verification Other: update PA  TTO  LCB  Insp.  Pictom.  MLS

Notes: \_\_\_\_\_  
 RMV Land: 0 RMV Imp: 85,760 RMV Total: 85,760 M50 Total: 76,150 NBHD Code: TERRACE  
 Seg. Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 5D Area 1782 Eff Area 1782  
 Length 66 Width 27 Roof Cover ARCOMP Plumbing BATH2 Heat HP  
 Fireplace Inter. Comp: DW;DSP;H&F Bedrooms 3  
 Year Built 1984 Eff. Year Built 1990 Cond. P F A G E  
 Adj Codes MSLCMD Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 40,380  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Accessory Improvements**

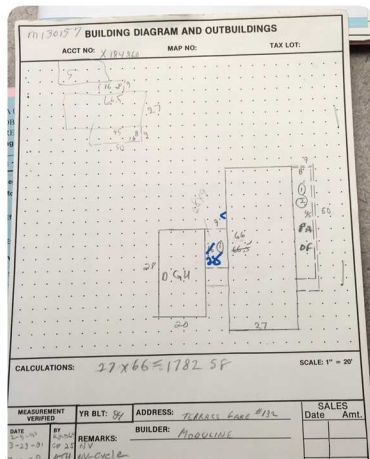
Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 504<sup>702</sup> Eff Area 504<sup>702</sup>  
 Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover METAL  
 Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_  
 Year Built 1984 Eff. Year Built: 1984 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 2,690  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 360 Eff Area 360  
 Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover \_\_\_  
 Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_  
 Year Built 1984 Eff. Year Built: 1984 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,280  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Out Buildings**

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 187 Eff Area 187  
 Length \_\_\_ Width \_\_\_ Foundation \_\_\_ Ex. Wall BRICK Roof Cover \_\_\_  
 Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_  
 Heat Int. Comp. Elect. Yr. Blt. 1984 Eff. Yr. Blt: 1984  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 1,330  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

Seg. Type DGU MFD STRUCT Seg. # 1.5 Method: R05 Class 3 Area 560 Eff Area 560  
 Length 28 Width 20 Foundation \_\_\_ Ex. Wall \_\_\_ Roof Cover COMP  
 Roof Style \_\_\_ Floor \_\_\_ Plumbing \_\_\_  
 Heat Int. Comp. Elect. Yr. Blt. 1984 Eff. Yr. Blt: 1984  
 Cond. P F A G E Adj. Codes RLCM3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 40,080  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_



Pa Between  
 Apartments  
 28 29 x 9?  
 new v windows  
 vs: dng  
 Re measured width  
 27'  
 Clean  
 well kept

M130157 083W23A 02200 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code T57  
 Situs Address 2120 ROBINS LN SE, #132 97306 Franchise Code 02 Year For: 2019-2020

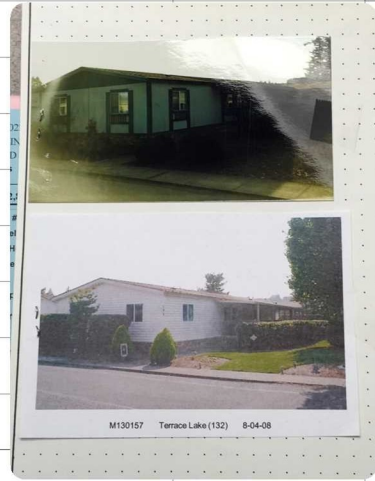
Owner JENSEN,GARY R &

Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS

Notes:

RMV Land: 0 RMV Imp: 85,760 RMV Total: 85,760 M50 Total: 76,150 NBHD Code: TERRACE

Segment										Land
Class										
Dim/Size										
Foundation										
Exter Wall										
Wall Height										
Inter Finish										
Roof Cover										
Roof Style										
Flooring										
Plumbing										
Electric										
Misc.										
Yr Blt										
Eff Yr										
Cond.										
% Good										
% Comp										
Lump Sum										
Except.Code										



M130157 083W23A 02200 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code T57  
 Situs Address 2120 ROBINS LN SE, #132 Franchise Code 02 Year For: 2019-2020  
 Owner JENSEN,GARY R &

RMV Imp: 85,760 RMV Total: 85,760 M50 Total: 76,150

Notes:

Seg Type MA Seg # 1.1 Method MS1 Class 03 Area 192 Eff Area 178 Length 06 Width 27  
 Make MUDLINE Model \_\_\_\_\_ Insulation GYPSUM Roof Cover ABC/MP  
 Plumbing RATED Heat 100 Fireplace \_\_\_\_\_ Inter Comp (TV/EN/IRK) Bedrooms: 3  
 Year Bilt 1984 Eff Year Bilt 1990 Cond. P F A G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV 4,320  
 Ad Codes MLCMD Qty \_\_\_\_\_ % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV 41,650  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Accessory Improvements

Seg Type PA Seg # 1.3 Method: R05 Class Area 368 Eff Area 368  
 Length Width Foundation Ex Wall Roof Cover METAL  
 Floor  
 Year Bilt 1984 Eff Year Bilt 1984 Cond. P F A G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV 4,320  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg Type DF Seg # 1.4 Method: R05 Class Area 360 Eff Area 360  
 Length Width Foundation Ex Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Bilt 1984 Eff Year Bilt 1984 Cond. P F A G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV 2,860  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Out Buildings and Skirting

Seg Type MBK Seg # 1.2 Method: MS1 Class Area 187 Eff Area 187  
 Length Width Foundation Ex Wall Roof Cover  
 Floor  
 Heat Int. Comp. Elect. Yr. Bilt 1984 Eff Yr. Bilt 1984  
 Cond. P F A G E Ad Codes \_\_\_\_\_ % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV 1,520  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg Type DGU Seg # 1.5 Method: R05 Class 3 Area 360 Eff Area 360  
 Length 28 Width 20 Foundation Ex Wall Roof Cover COMP  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Bilt 1984 Eff Yr. Bilt 1984  
 Cond. P F A G E Ad Codes MLCMD % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV 23,800  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Land Segments**

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts

Zone:

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk ilk

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments mjw

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response ts

Reviewed by lead appraiser/comments \_\_\_\_\_



1  
3  
2

1/3/19