

Acct ID: 131709 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019
 Situs: 2120 ROBINS LN SE # 81 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142839 Year: ~~2024~~ **2025-26**
 Last Date Appraised: 04/30/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: _____
 Owner: SHANLEY, TERRY MICHAEL Roll Type: MS
 Cycle Tag Sales Verification Other: _____ Inspection level: **2** 3 4 LCB TTO INSP **2023** AV: 104770
 RMV Land: 0 RMV Imp: 292020 RMV Total: 292020 MAV: 104770 MSAV: 0 **MLS #** SAV: 0
 Comment: 24-25: SV; L2 04.30.24 TS **807328**

UPDATE INVENTORY w/o EXCEPTION

Notations

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

1997 = (L.A.S)

Bldg: 1 Code Area: 24010 Stat Class: 467 + Year Blt: 1990 Eff Year Blt: ~~1999~~ Sq.Ft: 1596 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 57x28 RMV: 292020
 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	1596	2	FB-2	1990	1999	BATH - 2, KIT+, HVAC+, ROOF+, SKRT+, BATH+	Exception: Y <input checked="" type="checkbox"/>
Garage Detached	4	Finished	560	0	0	1990	1999	ROOF	Exception: Y <input checked="" type="checkbox"/>

4 (L.A.S)

1997 = (L.A.S)

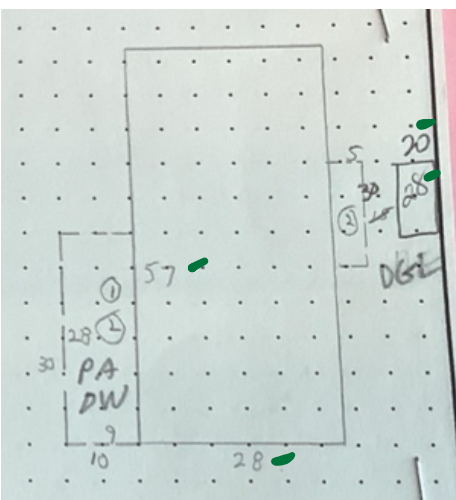
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	252	1999	2550	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	450	1999	6003	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- VISITED 4/24 FOR S.V.
- SOLD 8/16/23 FOR \$ 185,000
- NEWER LAMINATE / VINYL
- EYB INCREASED AFTER S.V. VISIT - TOO HIGH IMO BASED ON 2023 SALES
- ENCLOSED BREEZEWAY



28 x 20 = 560
28 x 57 = 1,596



Acct ID: 131709 MTL: 083W23A002200P1 Date: **4/30/24** Appr: **02** Prop Class: 019 **ts** RMV Prop Class: 019
 5/29/2024

Situs: 2120 ROBINS LN SE # 81 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142839 Year: 2024

Last Date Appraised: 09/15/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:
 Owner: SHANLEY, TERRY MICHAEL Roll Type: MS
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 87600
 RMV Land: 0 RMV Imp: 87600 RMV Total: 87600 MAV: 104770 MSAV: 0 SAV: 0
 Comment: TERRACE LAKE, SPACE #81, MS SERIAL # CE8597, X # X00210917, PERSONAL MS

Notations **update INV I/O**
 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: 1990 Eff Year Blt: 1996 Sq.Ft: 1596 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 57x28 RMV: 87600
 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	1596	2	FB-2	1990	1996	HVAC+, SKRT+, KIT+, BATH - 2, ROOF+ Bath+	Y N
Garage Detached	3 +	Finished	560	0	0	1990	1990	1999	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	252	1996	2107	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	450 375	1996	4133	0	Exception: Y N

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.



MLS
2/2
 photos
 new floors
 skylights
 w. in.
 garden tub



Marion County

OREGON

ASSESSOR'S OFFICE

Sales Verification Form

Prop ID: 131709 MLS#: 807328 Instrument # _____

Situs: 2120 Robins LN SE
#81

Sale Type: _____ Sale Price: 185,000 Sale Date: 8/16/23

Verified With: Terry (buyer/seller/other)

Phone# or Email: _____

- | | Yes / No |
|---|--|
| 1. Was the property listed on the open market? (MLS/FSBO/online/other) | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Was a realtor involved? | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3. Was the sale between related parties? (business/family/other) | <input type="checkbox"/> <input type="checkbox"/> |
| 4. Did you shop around? How long? _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 5. Was there trade involved? Estimated value: _____ | <input type="checkbox"/> <input type="checkbox"/> |
| 6. Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 7. Did you pay any back taxes? | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 8. Did the seller pay any closing costs or any other concessions? \$ _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 9. Were you under any pressure to buy / sell the property? | <input type="checkbox"/> <input checked="" type="checkbox"/> |
| 10. Do you feel the price paid was fair market value? | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 11. Condition at sale: <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Average <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent | |

Description of maintenance problems: _____

12. Amenities/Externalities affecting purchase, e.g. view, water, traffic, treed setting, easement, topography, shape, wasteland, etc.: Value \$ _____

13. Have any improvements been made to the property since time of purchase?

Description _____

was looking in park

#2 5/30/24

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M131709 MAP NO: _____ TAX LOT: _____

CALCULATIONS: $28 \times 57 = 1596$ SF. SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: <u>90</u>	ADDRESS: <u>TERRACE LAKE #81</u>	SALES	
DATE	BY	BUILDER: <u>GOLDEN WEST COUNTRY EST.</u>		Date	Amt.
<u>7-25-92</u>	<u>kk865</u>	REMARKS:			
<u>3-20-01</u>	<u>Cor 25</u>				
<u>7-31-08</u>	<u>DT4</u>				
<u>3-22-13</u>	<u>DT4</u>	<u>INV-SALE 9-15-15 DT4 cycle NV.</u>			

083W23A 02200 Appr # DT4 Date 7-15-15 Prop Class 019 Prep Code T07 20
 Address 2120 ROBINS LN SE #81 Franchise Code 04 Year For: 2016-2016
 Owner DR. JON G. ARTHUR & Tags 600 NO CHY Sales Verification Other: _____
 Notes: _____

RMV Imp: 80,330 RMV Total: 80,330 MS Total: 80,330

Seg. Type MA Seg. # 1.1 Method M04 Class GD Area 1596 Eff Area 1596 Length 57 Width 28
 Make: GOLDENWEST Model: COUNTRY ESTATE Int'Finish: DRY WL. Roof Cover: ARCOMP
 Plumbing: BATH2 Heat: PA Fireplace: Inter. Comp: DW, DR, H&F, CKT, P, OVEN Bedroom: 2
 Year Built: 1990 Eff. Year Built: 1996 Cond. P F A G E % Comp Econ RMV: 47,100
 Adj Codes: MSLC, MD, MSD, QLT, Y Qty: 6 % Comp Econ RMV: 47,100
 Lump Sum: _____ Except Code/Year _____ Comments: Vinyl Siding

Accessory Improvements

Seg. Type DF MF2 STRUCT Seg. # 1.3 Method: R05 Class Area 252 Eff Area 252
 Length 28 Width 9 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built: 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp Econ RMV: 1,840
 Lump Sum: _____ Except Code/Year _____ Comments: _____

Seg. Type PA MF2 STRUCT Seg. # 1.4 Method: R05 Class Area 375 Eff Area 375
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built: 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp Econ RMV: 4,120
 Lump Sum: _____ Except Code/Year _____ Comments: _____

Out Buildings and Skirting

Seg. Type M1SK MF2 STRUCT Seg. # 1.2 Method: M04 Class Area 170 Eff Area 170
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt: 1990 Eff. Yr. Bilt: 1990
 Cond. P F A G E Adj. Codes % Comp Econ RMV: 1,330
 Lump Sum: _____ Except Code/Year _____ Comments: _____

Seg. Type DGF MF2 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. Bilt: 1990 Eff. Yr. Bilt: 1990
 Cond. P F A G E Adj. Codes RLCM3 % Comp Econ RMV: 25,440
 Lump Sum: _____ Except Code/Year _____ Comments: _____

lots of wd. cabinets,
 storage outside the
 kitchen.
 desk area in kitchen



8-17-15