

APEX
Summary

lak 10.31.24

ZH 11/1/24

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

Print Date:

9/20/2024

Acct ID: 131877 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 3 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 131877 Year: ~~2024~~

Last Date Appraised: 05/22/2019 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

**2018
MLS#
739120**

2025-26

Owner: RANDY A HICKLIN & HAZEL ANN HICKLIN TR Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: **2** 3 4 LCB TTO INSP AV: 116270

RMV Land: 0 RMV Imp: 185200 RMV Total: 185200 MAV: 116270 MSAV: 0 SAV: 0

Comment: TERRACE LAKE, SPACE #3, MS SERIAL # CE10256, X # X00213047, PERSONAL MS

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: 478 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 1716 % Complete: 100

Desc: MANUF STRUCT, CLASS 7, 36' WIDE TRIPLE/QUAD

Dimensions: RMV: 185200

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	7	Finished	1716	3	FB-2	1991	1991	BATH - 2, BATH+, KIT+, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Detached	7	Low Cost	560	0	0	1989	1991	ROOF	Exception: Y N

4(LAS)

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	7	300	1991	1782	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	7	333	1991	2607	0	Exception: Y N

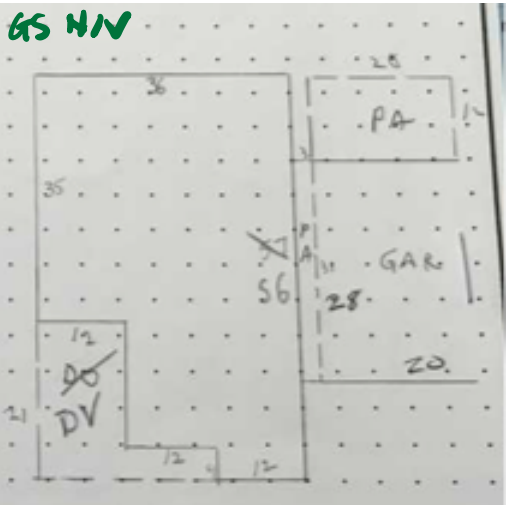
Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- ROOF/EXT. PAINT HOLDING UP WELL
- CONFIRM EYB OF HOME & DET. GAR.
- ENCLOSED BREEZEWAY
- NO OBSERVED EXT. CHANGES



GS N/V



$35 \times 12 = 420$
 $52 \times 12 = 624$
 $56 \times 12 = 672$
 $28 \times 20 = 560$

}

1,716



Sales Verification Form

Date Printed: 5/15/2019

PROP ID: M131877

Inst #: BCD

MTL: 083W23A 02200

FRANCHISE: 02



LAND RMV: \$0

PROP CLASS: 019

IMP RMV: \$114,210

STAT CLASS: T78

TOTAL RMV: \$114,210

ACRES:

SALE PRICE: \$148,500

SALE RATIO: 77

SALE TYPE: 33

SALE DATE: 01/03/2019



ADDL PROPS:

SITUS: 2120 ROBINS LN SE, #3
SALEM, OR 97306

SELLER NAME: BROWN, KERSTIN E
2120 ROBINS LN SE #3
SALEM, OR 97306

BUYER NAME: RANDY A HICKLIN & HAZEL ANN
2120 ROBINS LN SE #3
SALEM, OR 97306

Per sales letter

Person Contacted: _____

Buyer Seller (Phone) _____

Other (Phone) _____

Attempt	Date	Time	Result
1st			
2nd			

1. Was the property listed on the open market? Yes / No

Yes No

Days on Market: 106 MLS #: 739120

2. Was other property besides real estate included in the sale (crops, livestock, timber, etc.)? Yes No

Description: _____ Value of other property, if known: \$ _____

3. Did the seller pay any of your closing costs or any other concessions? \$ _____ Yes No

4. Was the sale between related parties (business or family)? Yes No

5. Was this a distressed sale (e.g., foreclosure, shortsale, an estate, by court order, etc.)? Yes No

6. Condition at time of sale Poor Fair Avg. Good Excellent

Describe: Repair water Damage & Replace Floors

7. Have any improvements been made to the property since time of purchase? Yes No

If yes, describe improvements made: new carpet & flooring - paint, remodeled Bath & Kitchen

Comments: Felt overpaid Painted cabinet / granite

Appraiser # 02 Date 5/22/19

M131877 083W23A 02200 Appr #: 02 Date 5-22-19 Prop Class 019 Prop Code T78
 Situs Address 2120 ROBINS LN SE, #3 Year For: 2019-2020
 Owner RANDY A HICKLIN & HAZEL ANN HICKLIN TR Fran Code 02
 Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS
 Notes: update ENV 739120

RMV Land: 0 RMV Imp: 114,210 RMV Total: 114,210 M50 Total: 100,330 NBHD Code: TERRACE
 Seg.Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 7T Area 1716 Eff Area 1716
 Length Width Roof Cover ARCOMP Plumbing BATH2;JETTUB *garden tub* Heat HP
 Fireplace Inter. Comp: MICRO;DW;DSP;CKTP;OVEN-S Bedrooms 3
 Year Built 1991 Eff. Year Built 1991 Cond. P F A G E
 Adj Codes MSLCMT Qty 7 % Comp ___ Func ___ Econ ___ RMV: 66,990
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

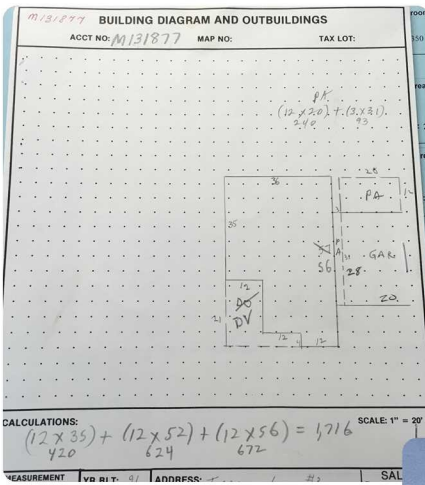
Seg.Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 300 Eff Area 300
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1989 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,550
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type PA MFD STRUCT Seg. # 1.4 Method: R05 Class Area 333 Eff Area 333
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1989 Cond. P F A G E % Comp ___ Econ ___ RMV: 2,570
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 186 Eff Area 186
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1989
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,410
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type DGBL MFD STRUCT Seg. # 1.5 Method: R05 Class 3 Area 560 Eff Area 560
 Length 28 Width 20 Foundation Ex. Wall Roof Cover ARCOMP
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1989 Eff. Yr. Blt: 1989
 Cond. P F A G E Adj. Codes RLCM3 % Comp ___ Func ___ Econ ___ RMV: 41,690
 Lump Sum ___ Except Code/Year I/O Comments per owner - not TH walls



PA is screened porch

MLS
 Composite Deck
 much updating
 enclosed BT was
 triple ur de



Pictures
 Blt in in
 laundry
 clean
 wood cabinet

M131877 Terrace Lake, sp 3 (8-17-15)

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 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 0 RMV Imp: 114,210 RMV Total: 114,210 M50 Total: 100,330 NBHD Code: TERRACE

Segment	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

and



Land Segments

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts

Zone:

Date 6-18 Clerk m **ROUTING SLIP**

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

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____ ts
- Reviewed by lead appraiser/comments _____