

lak 10.31.24

ZH 11/1/24

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

Acct ID: 132534 MTL: 083W23A002200P1 Date: 10/3/24 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 58 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 143251 Year: 2021

Last Date Appraised: 03/15/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2025-26

Owner: JOHNSON, SONYA R Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 126810

RMV Land: 0 RMV Imp: 206270 RMV Total: 206270 MAV: 126810 MSAV: 0 SAV: 0

Comment: 22-23: L2 3.15.22 TS

2021  
MLS #  
784302

# UPDATE INVENTORY w/o EXCEPTION

### Notations

No notation data available.

### OSDs

No OSD data available.

### Land

No land data available.

### Improvements - Residence / Manufactured Structures

1995 = GOMAR

Bldg: 1 Code Area: 24010 Stat Class: 468 + Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1809 % Complete: 100

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

Dimensions: RMV: 206270

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	1809	3	FB-2	1993	1993	BATH - 2, KIT-, HVAC+, ROOF+, SKRT+	Y <input checked="" type="checkbox"/> N
Garage Detached	4 (AJ)	Unfinished	760	0	0	1993	1993	ROOF	Y <input checked="" type="checkbox"/> N

### Accessories

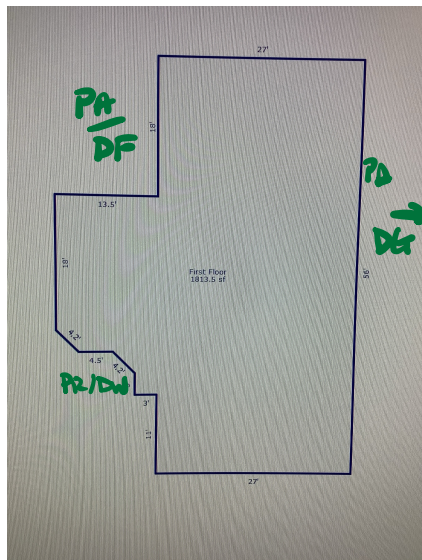
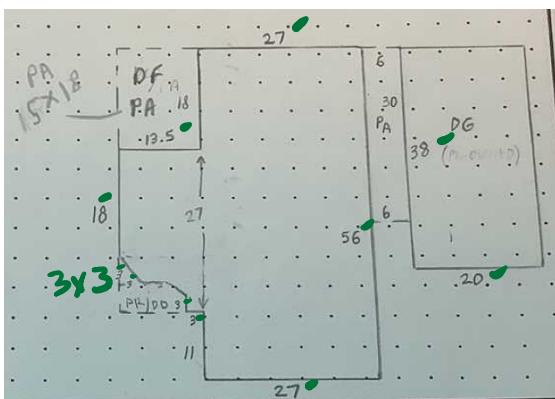
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	311	1993	2053	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	68	1993	592	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	450	1993	3915	0	Exception: Y N

### Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- ROOF NEWER PRIOR TO LAST CYCLE - LOOKS GOOD
- ORIGINAL SIDING
- GAR. DOOR REPLACED AT SOME POINT
- WELL MAINTAINED
- SOLD FOR \$ 232,900 - 2021

USE THIS SKETCH ->



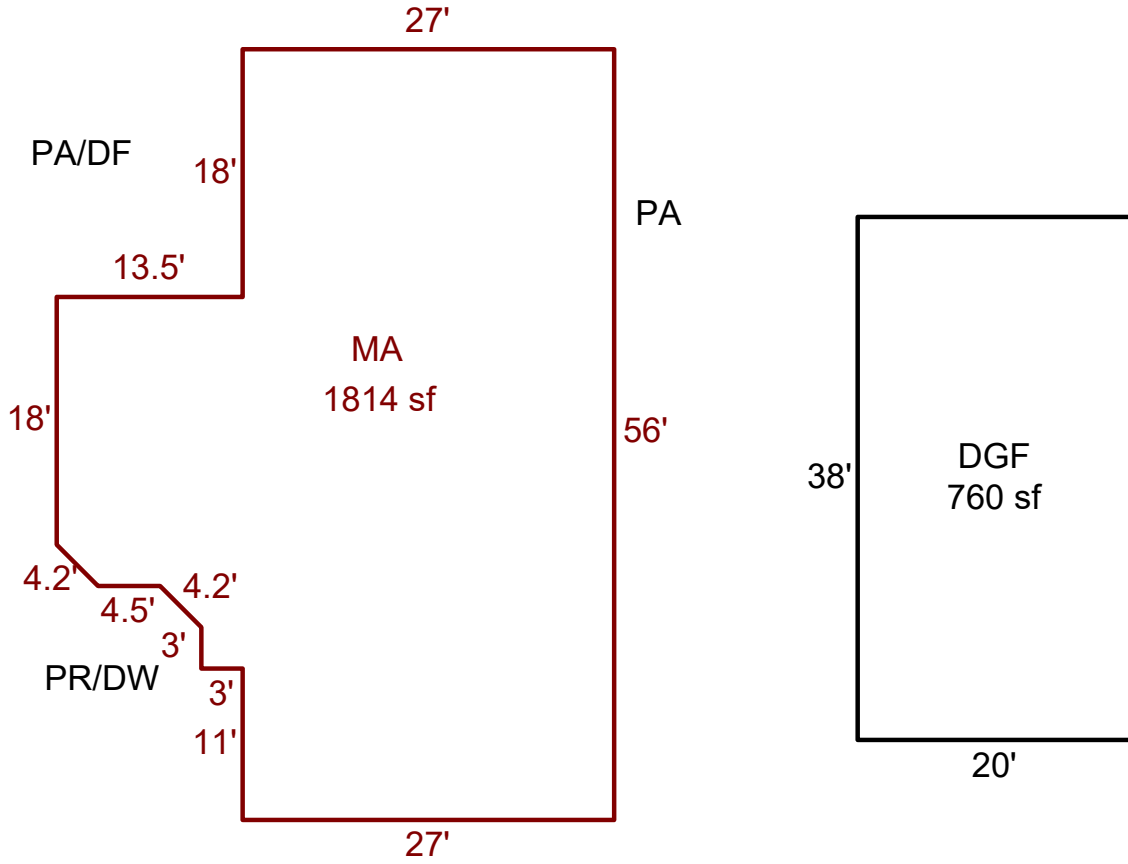
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 132534 Parcel No.: 083W23A002200  
 Property Address: 2120 Robins Ln SE #58  
 City: Salem County: Marion State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**132534**  
**083W23A002200**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	1813.5	189.5	1813.5
GAR	DGF	1.0	760.0	116.0	760.0

### COMMENT TABLE 1

Drawn by AE 10.14.24

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1      (rounded)                      1,814

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE

EXEMPTION(S):

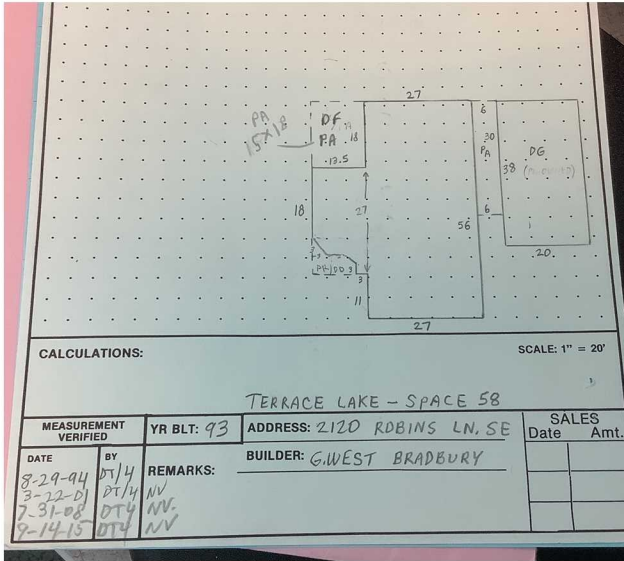
TYPE SPOUSE NON-SERVICE RELATED  
 SPECIAL ASSESSMENT(S):  
 TYPE MFD COMMUNITIES RES CTR

AMOUNT \$24,070.00 APP YEAR

AMOUNT \$10.00

COMMENTS:

16-17 CYCLE WORK INV UPDATE CLASS// 08-09: CYCLE WK. DT4. 7/31/08. 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.



M122534 083W23A 02200 Appr # 214 Date 2-14-15 Prop Class 019 Prop Code 168  
 Site Address 2120 ROBINS LN SE 458 Franchise Code 04 Year For: 2015-2016  
 Owner BONNIE RUSSELL RUSSELL  
 Notes: *Parent/Child* Tags *2* Cycle Sales Verification Other: *2016-17*  
 RMV Imp: 93,130 RMV Total: 93,130 MSO Total: 73,560

Seg.Type	MA	Seg. #	1.1	Method	M04	Class	Area	1809	Eff Area	1809	Length	Width
Make:	GOLDENWEST	Model:	BRADBURY	Chase	20	Area	1809	Eff Area	1809	Length	Width	
Plumbing:	BATH2	Heat:	HP	Fireplace:		Inter. Comp:	DW,DSP,HALF	Roof Cover:	COMP	ARCMPV	Bedrooms:	2
Year Built:	1993	Eff. Year Built:	1993	Cond.:	P F A G E	% Comp:		Econ:		RMV:	51,180	
Adj Codes:	MSLCMT	Qty:	6	% Comp:		Func:		Econ:		RMV:	51,180	
Lump Sum:		Except Code/Year:		Comments:								

**Accessory Improvements**

Seg.Type	PA	MFD STRUCT	Seg. #	1.3	Method:	R05	Class	Area	450	Eff Area	450
Length:		Width:		Foundation:		Ex. Wall:		Roof Cover:			
Roof Style:		Floor:		Plumbing:							
Year Built:	1993	Eff. Year Built:	1993	Cond.:	P F A G E	% Comp:		Econ:		RMV:	5,110
Lump Sum:		Except Code/Year:		Comments:							

Seg.Type	DF	MFD STRUCT	Seg. #	1.4	Method:	R05	Class	Area	311	Eff Area	311
Length:		Width:		Foundation:		Ex. Wall:		Roof Cover:			
Roof Style:		Floor:		Plumbing:							
Year Built:	1993	Eff. Year Built:	1993	Cond.:	P F A G E	% Comp:		Econ:		RMV:	2,500
Lump Sum:		Except Code/Year:		Comments:							

Seg.Type	PR	MFD STRUCT	Seg. #	1.5	Method:	R05	Class	Area	68	Eff Area	68
Length:		Width:		Foundation:		Ex. Wall:		Roof Cover:			
Roof Style:		Floor:		Plumbing:							
Year Built:	1993	Eff. Year Built:	1993	Cond.:	P F A G E	% Comp:		Econ:		RMV:	1,320
Lump Sum:		Except Code/Year:		Comments:							

**Out Buildings and Skirting**

Seg.Type	MHSK	MFD STRUCT	Seg. #	1.2	Method:	M04	Class	Area	193	Eff Area	193
Length:		Width:		Foundation:		Ex. Wall:	BRICK	Roof Cover:			
Roof Style:		Floor:		Plumbing:							
Heat:		Int. Comp.		Elect.		Yr. Blt:	1993	Eff. Yr. Blt:	1993		
Cond.:	P F A G E	Adj. Codes:	RLCM3	% Comp:		Func:		Econ:		RMV:	2,870
Lump Sum:		Except Code/Year:		Comments:							

Seg.Type	DGU	MFD STRUCT	Seg. #	1.6	Method:	R05	Class	Area	760	Eff Area	760
Length:	38	Width:	20	Foundation:		Ex. Wall:		Roof Cover:	COMP	ARCMPV	
Roof Style:		Floor:		Plumbing:							
Heat:		Int. Comp.		Elect.		Yr. Blt:	1993	Eff. Yr. Blt:	1993		
Cond.:	P F A G E	Adj. Codes:	RLCM3	% Comp:		Func:		Econ:		RMV:	30,950
Lump Sum:		Except Code/Year:		Comments:							

*MLS - 632340 75,900 1-31-2011  
 spacious kitchen plus many solid wood cabs.  
 "wire" (crack) shelves over w/d, utility sink with solid wd cabinet below - skylights, island in kitchen*



# Improvement Detail

MARION County

For Assessment Year 2022

Account ID 132534

083W23A002200P1  
 JOHNSON, SONYA R  
 2120 ROBINS LN SE # 58  
 SALEM OR 97306

Appraiser THERESA SWEARINGEN

Inspected 09/14/2015

Area 06-05-004

Stat Class 468 - MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD

Situs 2120 ROBINS LN SE #58 SALEM OR 97306

Bldg	Code	Year	Eff	Comp %	% Good	LCM	Value	RMV	Taxable	MAV	Exception	AV	Sqft
								66,630				66,630	

Rooms: 2 - BD, 2 - FB

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
Garage - Detached - Unfinished	1993	1993	30	3	100		760	13

### Improvement Inventory

Description	Qty/Size	RMV	Description	Qty/Size	RMV
1st DISHWASHER	1	518	1st HOOD & FAN	1	466
1st DISPOSAL	1	122	1st ROOF COVER - ARCHITECTURAL COMP	1809	0
1st DRYWALL	1809	0	1st SKIRTING - BRICK	193	926

### Accessories

add arcmp fir DGU 760

Description	Eff Yr	Size	Qty	RMV
PATIO COVER	1993	311		2,053
WOOD DECK	1993	68		592

okay...arcmp for

Description	Totals	RMV
Garage		\$37
Inventory		\$15,993
Accessories		\$926
Trend		\$5,075
		100.00 %
<b>Total RMV</b>		<b>\$66,630</b>

Size Breakdown	RMV
Finished	1,809
Garage	760

Comments 16-17 CYCLE WORK INV UPDATE CLASS// 08-09: CYCLE WK. DT4. 7/31/08. 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.

update inv & class I/O

Input

ts 6-24-22

*Per owner  
 w/inv  
 drawings  
 & sending  
 w/inv.*

*Pictures  
 B/Is - (100)  
 stylings*

*MLS  
 heated shop  
 skylights  
 maple cabinets*





# Marion County

09/12/2022 12:20:11 PM

## Sales Verification Form

SALES INFORMATION	
SALES PRICE	\$232,900
EXEMPT AMOUNT	
FINAL PRICE	\$232,900
RMV	\$66,630
RATIO %	29
SALES DATE	03-Nov-2021
DOCUMENT	DCBS
CONDITION CODE	00
UNCONFIRMED	

OWNERSHIP INFORMATION	
GRANTOR NAME	BONNIE RUSSELL TRUST &
AGENT	
ADDRESS	2120 ROBINS LN SE #58
CITY	SALEM
STATE	OR
ZIP	97306
GRANTEE NAME	JOHNSON, SONYA R
AGENT	
ADDRESS	2120 ROBINS LN SE #58
CITY	SALEM
STATE	OR
ZIP	97306

SALES CONFIRMATION	
CONFIRMATION DATE	
CONFIRMATION TYPE	

PRIMARY ACCOUNT INFORMATION			
PROPERTY CLASS	019	MA	06
RMV PROPERTY CLASS	019	SA	05
		NH	004

ACCOUNT INFORMATION							
ACCT ID	MAP	UNIT ID	PROP CLS	RMV CLS	MA	SA	NH
132534	083W23A002200P1	143250	019	019	06	05	004
MNFC STRUCT(S)		ACCT #	STAT	YR BLT	LIV AREA	BRAND	
2120 ROBINS LN SE #58 SALEM OR 97306		132534	468	1993	1,809	GOLDENWEST	

Agent # \_\_\_\_\_

*TIO*

*MLS 784802*

Verified With: \_\_\_\_\_ (buyer/seller/other)

Phone# or Email: \_\_\_\_\_

Yes / No

- Was the property listed on the open market? (MLS/FSBO/online/other)  Yes  No
- Was a realtor involved?  Yes  No
- Was the sale between related parties? (business/family/other)  Yes  No
- Did you shop around? How long? \_\_\_\_\_  Yes  No
- Was there trade involved? Estimated value: \_\_\_\_\_  Yes  No
- Was there any personal property, crops, livestock or timber included in the sale price? (car, boat, furniture, etc.) Estimated value: \_\_\_\_\_  Yes  No
- Did you pay any back taxes? *unpaid*  Yes  No
- Did the seller pay any closing costs or any other concessions? \$ \_\_\_\_\_  Yes  No
- Were you under any pressure to buy / sell the property?  Yes  No
- Do you feel the price paid was fair market value? *for Today's market*  Yes  No
- Condition at sale:  Poor  Fair  Average  Good  Excellent

Description of maintenance problems: *soft spots on siding*  
*Roof over Back Deck Needs Repairs*

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

13. Appraiser \_\_\_\_\_ Date \_\_\_\_\_  
Have any improvements been made to the property since time of purchase?  Yes  No

Description \_\_\_\_\_