

Acct ID: 133021 MTL: 083W23D000100P1 Date: 10/3/24 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 178 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 143451 Year: 2024

Last Date Appraised: 09/07/2022 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: TERRACE LAKE MHP

2022
MLS #
789214

Roll Type: MS

2025-26

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 116390

RMV Land: 0 RMV Imp: 230900 RMV Total: 230900 MAV: 116390 MSAV: 0 SAV: 0

Comment: 23-24: L2, 9.7.22, TS//

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: 477 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1762 % Complete: 100

Desc: MANUF STRUCT, CLASS 7, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 230900

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	7	Finished	1762	3	FB-2	1995	1995	BATH - 2, BATH+, KIT-, HVAC+, ROOF+, SKRT+	Y N
Garage Attached	4 (AS)	Low Cost	572	0	0	1995	1995	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	7	374	1995	3796	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- VISITED IN 2022 FOR S.V.
- SOLD FOR \$225K @ THAT TIME
- BYB OK
- NO EXT. CHANGES OBSERVED



BUILDING DIAGRAM AND OUTBUILDINGS ^{M133021}

ACCT NO: X232062 MAP NO: TAX LOT:

26.5 x 66.5 = 1762.25

22 x 26 = 572

CALCULATIONS: SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 95	ADDRESS: TERRACE LAKE #178	SALES Date	SALES Amt.
DATE: 2-22-96 BY: BT/4		BUILDER: SILVERCREST		
13-20-01 TJS				
18-11-08 DRY/W				
2-24-15 BT/4				

SV 2324 #2 L2 9/7/22

Improvement Detail

MARION County

For Assessment Year 2022

MLS 789214
Input mjlw 2-13-23, Update Invent, I/O

Pict ✓

Account ID 133021

Map 083W23D000100P1

Appraiser THERESA SWEARINGEN

Inspected 09/24/2015

Mailing TERRACE LAKE MHP
18150 SW BOONES FERRY RD
PORTLAND OR 97045

Appraisal Area 06-05-004

Stat Class 477 - MANUF STRUCT, CLASS 7, 26' THROUGH 28'
WIDE DOUBLE

Situs 2120 ROBINS LN SE #178 SALEM OR 97306

ts 2-21-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1995	1995	100	35	194	Tabled	162,510	162,510	109,710	0	109,710	1,762

Rooms: 3 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1995	1995	35	7 X	100		1,762	138,616
Garage - Attached - Low Cost	1995	1995	35	3	100		572	42,030

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	1,976	1st	HEAT PUMP	1,762	987
1st	DISHWASHER	1	738	1st	MICROWAVE	1	198
1st	DISPOSAL	1	165	1st	ROOF COVER - COMPOSITION	0	0
1st	FINISH - PLASTR/TEXTRD DRYWALL	1	0	1st	SKIRTING - BRICK	186	1,010
	gar - roof Arup	572		Accessories	gar door Tub	1	

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1995	374		2,356

Totals

Description	RMV
First Floor	\$53,589
Garage	\$14,710
Inventory	\$0
Accessories	\$2,356
Trend	230.00 %
Total RMV	\$162,510

Size Breakdown

Finished	1,762
Garage	572

added skirting, to inv

Comments 16-17 CYCLE WORK INV UPDATE// 08-09: CYCLE WK. INV-UPDATES. DT4. 08-11-08 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT

update Inv & Class 7
I/O



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 133021
 MTL: 083W23D000100
 MaSaNh/P.Class: P1
 MH Acct: All/019 -
 MANUFACTURED
 STRUCTURE; ON
 RESIDENTIAL
 PROPERTY
 All

Date Printed: 6/28/2022

Situs: 2120 ROBINS LN SE #178 SALEM OR 97306

Grantor:
GIBSON, PATRICIA C

Grantee:
TERRACE LAKE MHP

Deed: Total Sale RMV:
 Accts In Sale: All Land:
 Sale Date: 3/17/2022 OSD:
 Sale Price: 195000 Imp: All
 Code: 20 - MISC/OTHER Grand Total: 70660
 ERRORS OR OMISSIONS
 Ratio:
 0.35999999999999999

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____

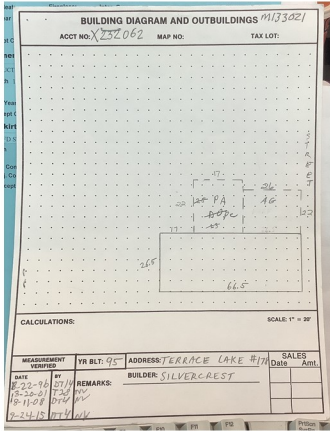
Phone/email: _____

- Was the property listed on the open market? Days: 24 MLS: 789214 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... estate or open Y N
me
- 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: Home purchase for Park Manager

Appraiser: 02 Date: 9/7/22



M/S
 Plant shades
 Skylights
 Paint } Last 5 years
 Roof }
 Sold AS IS

Pictures
 Shop in
 garage

Home
 Dirty Floor
 Dr side needs
 paint



M133021 081W21D 00100 App # 2-24 Prop Class 019 Prop Code 177
 Own Address 2120 ROBINSON SE #178 Franchise Code 04 Year For 2010-2016
 Owner GIBSON, PATRICIA C

Notes: Tags Cycle Sales Verification Other: 2-24-18
 RVV Imp: 79,880 RVV Tot: 79,880 MS Tot: 79,880

Seg. #	Method	Class	Area	ER Area	Length	Width
Seg. Type MA	Method M04	Class 7D	Area 1762	ER Area 1762	Length	Width
Make: SILVERCREST	Model: WESTWOOD	InfInsh: TAP/TEK	Roof Cover: COMP			
Plumbing: BATH	Heat: HP	Fireplace	Inst. Comp: CDR, EPO, MTR, SO	Bedrooms: 3		
Year Built: 1995	ER Year Built: 1995	Cond. P F A G E				
Ad. Codes: MSL, CM, M, S, P, A, G, E, L, Y	City: <u>27</u>	% Comp	Func	Econ	RVV	33,630
Lump Sum	Except Code/Year	Comments				
Seg. Type AGI	Seg. # 1.4	Method 805	Class 1	Area 572	ER Area 572	Length 26 Width 22
Make:	Model:	InfInsh:	Roof Cover: COMP			
Plumbing:	Heat:	Fireplace:	Inst. Comp:	Bedrooms:		
Year Built: 1995	ER Year Built: 1995	Cond. P F A G E				
Ad. Codes: RLC, M, S, P, A, G, E, L, Y	City: <u>27</u>	% Comp	Func	Econ	RVV	19,730
Lump Sum	Except Code/Year	Comments				
Accessory Improvements						
Seg. Type PA	MID STRUCT	Seg. # 1.3	Method: 805	Class: Area 374	ER Area: 374	
Length: 22	Width: 17	Foundation:	Ex. Wall:	Roof Cover: METAL		
Roof Style:	Floor:	Plumbing:				
Year Built: 1995	ER Year Built: 1995	Cond. P F A G E	% Comp	Econ	RVV	4,230
Lump Sum	Except Code/Year	Comments				
Out Buildings and Skirting						
Seg. Type MBK	MID STRUCT	Seg. # 1.3	Method: 805	Class: Area 181	ER Area: 181	
Length:	Width:	Foundation:	Ex. Wall: 910-K	Roof Cover:		
Roof Style:	Floor:	Plumbing:				
Year Built: 1995	ER Year Built: 1995	Cond. P F A G E	% Comp	Econ	RVV	2,800
Lump Sum	Except Code/Year	Comments				