

APEX

lak 10.31.24

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **ZH 11/1/24**

Print Date:
9/20/2024

Acct ID: 133176 MTL: 083W23A002200P1 Date: **10/31/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 116 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 143523 Year: ~~2021~~

Last Date Appraised: 04/26/2021 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

2025-26

Owner: DAVID & KATHLEEN MURBACH LT

**2020
MLS #**

Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: **1** **2** 4 LCB TTO INSP

AV: 144310

RMV Land: 0 RMV Imp: 282260 RMV Total: 282260 MAV: 144310 MSAV: 0

760615

SAV: 0

Comment: TERRACE LAKE, SPACE #116, MS SERIAL # N15923, X # X00234712, PERSONAL MS

UPDATE INV. 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: 1996 Eff Year Blt: 1996 Sq.Ft: 1991 % Complete: 100

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

Dimensions: RMV: 282260

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	1991	2	FB-2	1996	1996	BATH - 2, KIT+, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Attached	4 -	Finished	768	0	0	1996	1996	ROOF	Exception: Y N

4 LASH

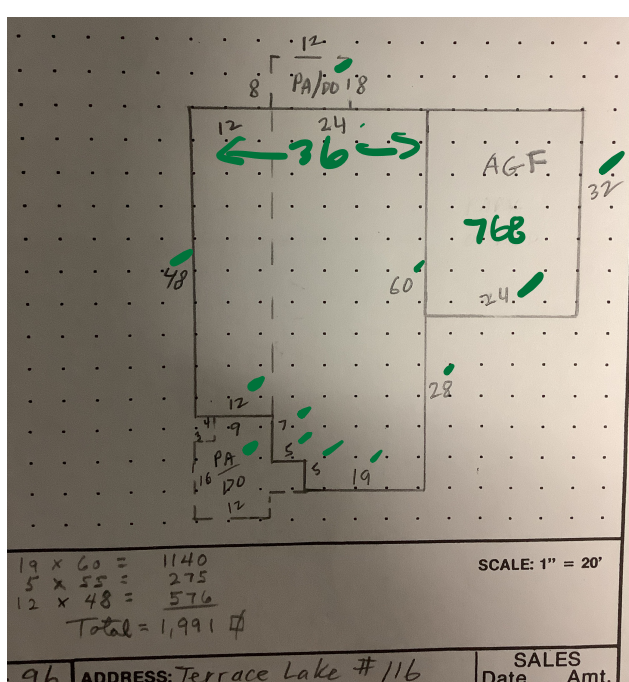
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	7	96	1996	803	1	Exception: Y N
DECK	7	253	1996	2115	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	7	96	1996	1058	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	7	253	1996	2788	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- ROOF & EXT. PAINT HOLDING UP WELL
- NO OBSERVED EXT. CHANGES SINCE S.V. VISIT IN 2021
- EIB OK ✓



96 ADDRESS: Terrace Lake # 116 SALES Date Amt.

M133176 083W23A 02200 Appr #: 02 Date 4/26/21 Prop Class 019 Franchise Code 02 Year For: 2021-2022
 Situs Address 2120 ROBINS LN SE, #116

Owner MCELRAVY, JACKIE D &

Tags Cycle Sales Verification Other: update MV TTO LCB Insp. Pictom. MLS
 Notes: 762615

RMV Imp: 196,320 RMV Total: 196,320 M50 Total: 132,070 Nbh Code: TERRACE

Seg.Type MA Seg. # 1.1 Method M04 Class 7T Area 1991 Eff Area 1991 Length Width
 Make: GOLDENWEST Model: Intfinish: DRYWL Roof Cover ARCOMP
 Plumbing BATH2 Heat: HP Fireplace: Inter. Comp: CKTP;OVEN-S;DSP;MICRO Bedrooms: 2
 Year Built 1996 Eff. Year Built 1996 Cond. P F A G E
 Adj Codes MSLCMT;MST-QLTY Qty 7- % Comp ___ Func ___ Econ ___ RMV: 115,730
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGF Seg. # 1.7 Method R05 Class 3 Area 768 Eff Area 768 Length 32 Width 24
 Make: Model: Intfinish: Roof Cover ARCOMP
 Plumbing Heat: Fireplace: Inter. Comp: Bedrooms:
 Year Built 1996 Eff. Year Built 1996 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 70,300
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 96 Eff Area 96
 Length 12 Width 8 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp ___ Econ ___ RMV: 880
 Lump Sum ___ Except Code/Year ___ Comments ___

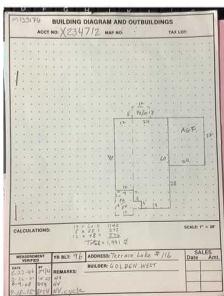
Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 253 Eff Area 253
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp ___ Econ ___ RMV: 2,310
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type PA MFD STRUCT Seg. # 1.5 Method: R05 Class Area 253 Eff Area 253
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp ___ Econ ___ RMV: 3,460
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type PA MFD STRUCT Seg. # 1.6 Method: R05 Class Area 96 Eff Area 96
 Length 12 Width 8 Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,310
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 192 Eff Area 192
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1996 Eff. Yr. Blt: 1996
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 2,330
 Lump Sum ___ Except Code/Year ___ Comments ___



Clear w.m.
0 window siding
MCS Triple wide Pickles 0-2 interior



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification Form

Account: 133176
MaSanh/Appr#: 605004/02
Date Printed: 3/24/2021

Situs: 2120 ROBINS LN SE SALEM, OR 97306 **Unit:** #116
Details: TERRACE LAKE , SPACE #116, MS SERIAL # N15923, X # X00234712, PERSONAL MS

Grantor:
MCELRAVY, JACKIE D & MCELRAVY, PATRICIA A,

Grantee:
DAVID & KATHLEEN MURBACH LT

Sale Date: 7/2/2020 **Imp RMV:** 206580
Sale Price: 155,000 **Total RMV:**
Code: 0 **Ratio:** 1.33
Brand: GOLDENWEST **Model:**

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: David & Kathleen Phone/email: _____

- Was the property listed on the open market? Days: 87 MLS: 760615 Y N
- Was property other than real estate included in the sale?
Describe: _____ Est. \$: _____ Y N
- 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 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: _____
_____ new flooring _____

Comments: _____
Felt paid Fair price

Appraiser: 02 Date: 4/26/21