

Acct ID: 131581 MTL: 083W23A002200P1 Date: 10/3/24 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 35 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142783 Year: ~~2024~~ 2025-26

Last Date Appraised: 01/03/2019 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2018
 Owner: HANSON, SHARON K Roll Type: MS
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP 2018
 RMV Land: 0 RMV Imp: 178840 RMV Total: 178840 MAV: 97720 MSAV: 0 137004
 Comment: TERRACE LAKE, SPACE #35, MS SERIAL # CE9596, X # X00209074, PERSONAL MS

ADD PR SEG W/ EXCEPTION / 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: 467 Year Blt: 1990 Eff Year Blt: 1994 Sq.Ft: 1620 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 27x60 RMV: 178840
 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	1620	2	FB-2	1990	1994	BATH - 2, KIT, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Detached		Finished	560	0	0	1990	1994	ROOF	Exception: Y <input checked="" type="checkbox"/>

Accessories

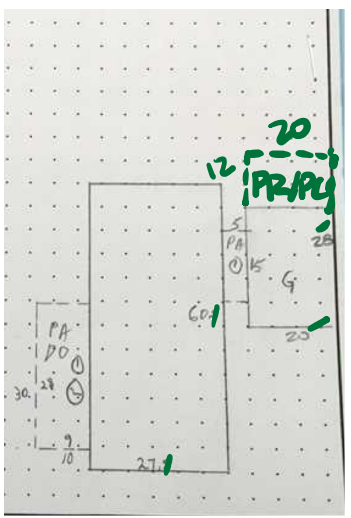
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	252	1994	1774	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	375	1994	3480	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- ENCLOSED BREEZEWAY
- NEWER ROOF ON HOME & GAR. (2019)
- VINYL SIDING
- EYB OK ✓

28 x 20 = 560
 27 x 60 = 1,620



Segment	PR
Class	
Dimensions/Size	240
Foundation	
Exterior Wall	
Interior Finish	
Roof Cover	ROOF
Roof Style	
Flooring	
Plumbing	
Heat	
Electric	
Misc.	
Year Built	2021
Eff. Year	2021
Condition	
% Complete	
Lump Sum	
Exception Code	NEW





Sales Verification Form

Date Printed: 11/2/2018

PROP ID: M131581

Inst #: BCD

MTL: 083W23A 02200

FRANCHISE: 02

LAND RMV: \$0

PROP CLASS: 019

IMP RMV: \$88,360

STAT CLASS: T67

TOTAL RMV: \$88,360

ACRES:

SALE PRICE: \$130,000

SALE RATIO: 68

SALE TYPE: 33 00

SALE DATE: 09/07/2018

ADDL PROPS:

SITUS: 2120 ROBINS

SALEM, OR 97306

SELLER NAME: VOIGT, JANICE K &
VOIGT, RUSSELL D
2120 ROBINS LN SE #35
SALEM, OR 97306

BUYER NAME: HANSON, SHARON K
2120 ROBINS LN SE #35
SALEM, OR 97306

Person Contacted: Sharon

Buyer Seller (Phone) _____
 Other (Phone) _____

Attempt	Date	Time	Result
1st			
2nd			

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

Days on Market: _____ MLS #: 737004

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 \$ 7,000

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: Breezeway - Had inspection - Dry Rot - new Roof

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

If yes, describe improvements made: Replaced Deck - Partial

over paid for condition a little

Comments _____

Appraiser # 02

Date 1/3/19

M131581 083W23A 02200 Appr #: 02 Date 1/3/19 Prop Class 019 Prop Code T67
 Situs Address 2120 ROBINS LN SE, #35 97306 Franchise Code 02 Year For: 2019-2020

Owner HANSON, SHARON K

Tags Cycle Sales Verification Other: update TTO LCB Insp. Pictom. MLS
 Notes: 237004

RMV Land: 0 RMV Imp: 88,360 RMV Total: 88,360 M50 Total: 84,320 NBHD Code: TERRACE
 Seg.Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 6D Area 1620 Eff Area 1620
 Length 27 Width 60 Roof Cover ARCOMP Plumbing BATH2 Heat AC HP.
 Fireplace Inter. Comp: DW; DSP; H&F, CKTP, ovens Bedrooms 32
 Year Built 1990 Eff. Year Built 1990 1994 Cond. P F A G E
 Adj Codes MSLCMD Qty 6 % Comp ___ Func ___ Econ ___ RMV: 41,090
 Lump Sum ___ Except Code/Year ✓ Comments Aj

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 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: 3,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type DF MFD STRUCT Seg. # 1.4 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: 1,340
 Lump Sum ___ Except Code/Year ___ Comments ___

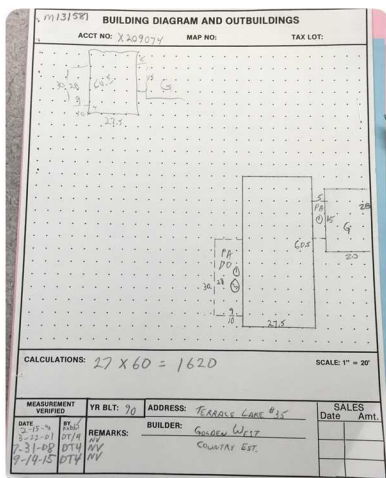
Out Buildings

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 174 Eff Area 174
 Length ___ Width ___ Foundation ___ Ex. Wall BRICK Roof Cover ___
 Roof Style ___ Floor ___ Plumbing ___
 Heat ___ Int. Comp. ___ Elect. ___ Yr. Blt. 1990 Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes ___ % Comp ___ Func ___ Econ ___ RMV: 1,240
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type DGUF 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. 1990 Eff. Yr. Blt: 1990
 Cond. P F A G E Adj. Codes RLCM3 % Comp ___ Func ___ Econ ___ RMV: 41,690
 Lump Sum ___ Except Code/Year ✓ Comments ___

Mls v siding, windows, cooktop, wall oven,, finished garage pictures built in, well kept

*Clean
 Replace some Decking
 Due to Rot*

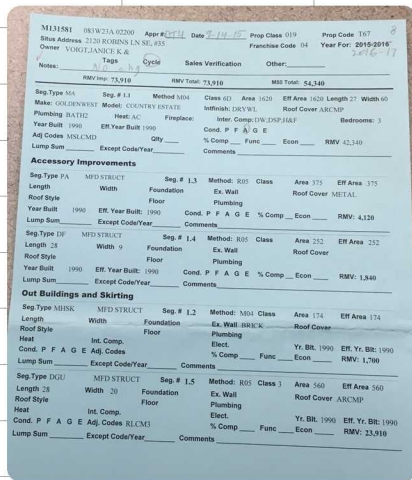


M131581 083W23A 02200 Appr #: _____ Date _____ Prop Class 019 Prop Code T67
 Situs Address 2120 ROBINS LN SE, #35 97306 Franchise Code 02 Year For: 2019-2020
 Owner HANSON,SHARON K
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS

Notes: _____

RMV Land: 0 RMV Imp: 88,360 RMV Total: 88,360 M50 Total: 84,320 NBHD Code: TERRACE

Segment										Land
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										



Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres Companion Accounts

Zone:

ROUTING SLIP

Date _____ Clerk

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 _____