

Summary

lak 4.21.26

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

Print Date:

3/10/2026

Acct ID: 130462

MTL: 083W23A002200P1

Date: 4/13/26 Appr: ZH

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 108 SALEM, OR 97306

MaSaNh: 17 05 004

Unit: 142254

Year: 2026

Last Date Appraised: 08/19/2025

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: DIXON, MICHAEL R

Last Sales Date: 12/01/2025

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TIO INSP

AV: 80350

RMV Land: 0

RMV Imp: 80350

RMV Total: 80350

MAV: 87480

MSAV: 0

SAV: 0

Comment: 25-26: Other VE DQ; L2 08.19.25 TS

25-26: Cycle; L2 10.03.24 ZH

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 Year Blt: 1984 Eff Year Blt: 1993 Sq.Ft: 1296 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 48x27

RMV: 80350

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5	Finished	1296	3	FB-2	1984	1993	SKRT+, ROOF+, HVAC+, BATH - 2, KIT	Y N
Garage Detached	4	Unfinished	560	0	0	1984	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	270	1993	2317	0	Y N
ROOF EXTENSION OR PATIO COVER	5	465	1993	5259	0	Y N

- CERT. VALUE: \$157,610

- VISITED 8/25 FOR V.E. DISQUAL. - EYB BUMP

- NEWER LVP / QUARTZ COUNTERS / INT. TRIM & PAINT

- WELL MAINTAINED





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130462

MTL: 083W23A002200

MaSaNh/P.Class: 1705004/019

Appraiser: ZACK HARROLD

MS Acct: 130462

Date Printed: 3/10/2026

Situs: 2120 ROBINS LN SE # 108 SALEM, OR 97306

Grantor:

REULING, JOHN A & REULING, MARJORIE K

Grantee:

DIXON, MICHAEL R

Sale ID: Tax Statement RMV
Deed: Land & OSD: 0
Accts In Sale: Imp: 157610
Sale Date: 12/1/2025 Total: 157610
Sale Price: 139900 Ratio (Cert. Total RMV/Sale Price): 113
Condition Code: **030**

Attempt	Date/Time	Reason
1 st	4/13/26 10:00	TTO
2 nd		

Contact: **MICHAEL'S WIFE** Phone/email: _____

- Was the property listed on the open market? Days: **370** MLS: **823499** 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? \$ **NONE - CASH SALE** 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... 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: **NEWER FLOORING + FINISHING**

Comments: _____

Appraiser: **ZH** Date: **4/13/26**

SKETCH/AREA TABLE ADDENDUM

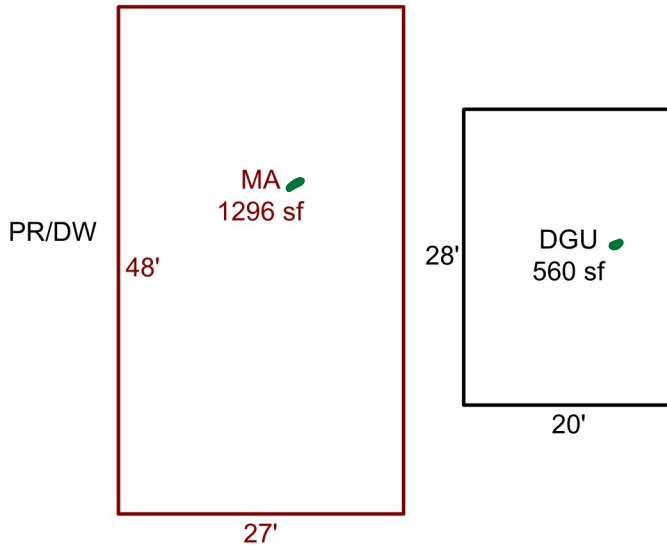
SUBJECT INFO

File No.: 130462 Parcel No.: 083W23A002200
 Property Address: 2120 ROBINS LN SE #108
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

130462

083W23A002200



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGU	1.0	560.0	96.0	560.0
MFH	MA	1.0	1296.0	150.0	1296.0

COMMENT TABLE 1

DRAWN BY LK 7.30.25

COMMENT TABLE 2

10.3.24 CYCLE ZH

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,296

lak 8.25.25

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: MBH 8/25/25 Appr: _____

Print Date:

8/18/2025

Acct ID: 130462

MTL: 083W23A002200P1

Date: 8/19/25 Appr: 02

ts 8-26-25

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 108 SALEM, OR 97306

MaSaNh: 17 05 004

Unit: 142254

Year: 2025

Last Date Appraised: 10/03/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: REULING, JOHN A & REULING, MARJORIE K

Last Sales Date:

Roll Type: MS

Cycle Tag Sales Verification Other: V&Disg Inspection level: 1 2 3 4 LCB TTO INSP

AV: 36790

RMV Land: 0 RMV Imp: 149730 RMV Total: 149730 MAV: 36790 MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L2 10.03.24 ZH

Man Reset

Improvements - Residence / Manufactured Structures

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Econ %: 100

Other %: 100

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Garage Detached	4	Unfinished	560	0	0	1984	1990	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	270	1990	2257	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	465	1990	5124	0	Exception: Y N



Asks 169,900
 Active.mus
 updated
 Floors, CT's,
 Roof, HP,

V. Wind