

lak 10.30.24

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **ZH 11/4/24**

Print Date: 9/20/2024

Acct ID: 129350 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 71 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 141811 Year: ~~2024~~ **2025-26**

Last Date Appraised: 04/05/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: KINDER, LANE ERNEST Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 95980

RMV Land: 0 RMV Imp: 262180 RMV Total: 262180 MAV: 68670 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 04.05.24 TS

**2023
MLS #
808034**

UPDATE GAR. CLASS w/o EXCEPTION (AJ)

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: 456 + Year Blt: 1980 Eff Year Blt: 2000 Sq.Ft: 1512 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 63x24 RMV: 262180

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 27310 Adjust: Adjust RMV: 0

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-------------------------------------|-----------------------|
| First Floor | 5 + | Finished | 1512 | 3 | FB-2 | 1980 | 2000 | BATH - 2, KIT+, SKRT+, HVAC+, ROOF+ | Exception: Y N |
| Garage Detached | | Finished | 560 | 0 | 0 | 1980 | 2000 | ROOF | Exception: Y N |

4 (AJ)

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK | 5 | 220 | 2000 | 2372 | 0 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 5 | 304 | 2000 | 4320 | 0 | Exception: Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- NEWER ROOF (2023)
- VISITED 4/24 FOR SALES VERIFICATION
- SOLD FOR \$ 169,900 - 10/15/23
- EIB OK ✓



SKETCH/AREA TABLE ADDENDUM

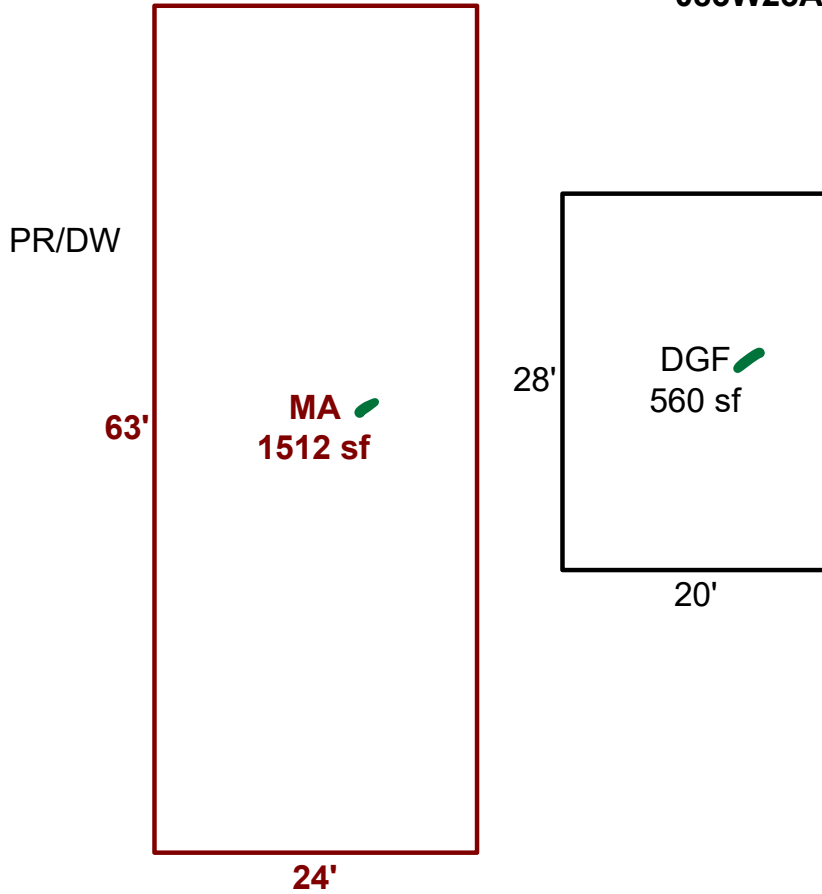
SUBJECT INFO

File No.: 129350 Parcel No.: 083W23A002200
 Property Address: 2120 ROBINS LN SE #71
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

129350

083W23A002200



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GAR | DGF | 1.0 | 560.0 | 96.0 | 560.0 |
| MFH | MA | 1.0 | 1512.0 | 174.0 | 1512.0 |

COMMENT TABLE 1

APEXED BY LK 8.8.24

COMMENT TABLE 2

4-5-24 SV TS

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,512

Summary **APEXED BY**
LK 8.8.24

lak Clerk: _____ Lead Clerk: MBH Appr: _____

Print Date:
3/18/2024

Acct ID: 129350 MTL: 083W23A002200P1 Date: 4/5/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 71 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 141811 Year: 2024

Last Date Appraised: 09/15/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: KINDER, LANE ERNEST Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 42580

RMV Land: 0 RMV Imp: 42580 RMV Total: 42580 MAV: 68670 MSAV: 0 SAV: 0

Comment: TERRACE LAKE, SPACE #71A, MS SERIAL # ME2920AB, X # X00168741, PERSONAL MS

Notations

No notation data available.

Before class + 4 E4B to 1997
Love to 2000 + Finish garage new

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 456 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1512 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 63x24 RMV: 42580
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 | 5 + | Finished | 1512 | 3 | FB-2 | 1980 | 1980 | SKRT+, ROOF, HVAC+, KIT+, FR - 1, BATH - 2 | Y N |
| Garage Detached | 3 | Unfinished Finished | 560 | 0 | 0 | 1980 | 1980 | Roof | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: |
|-------------------------------|-------|-----------|------------|------|----------|------------|
| DECK | 5 | 220 | 1980 | 968 | 0 | Y N |
| ROOF EXTENSION OR PATIO COVER | 5 | 304 | 1980 | 1763 | 0 | Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
nicely finished
finished by
new
floors, windows,
roof, paint, appl
photos
new siding
o.kit + e ab's
w. m. laundry
after
w/dw



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 129350
 MTL: 083W23A002200
 MaSaNh/P.Class: 1705004/19
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 129350

Date Printed: 3/18/2024

Situs: 2120 ROBINS LN SE # 71 SALEM, OR 97306

Grantor:
STETSON JR, JAMES DALE

Grantee:
KINDER, LANE ERNEST

Deed: Total Sale RMV:
 Accts In Sale: Land:
 Sale Date: 10/5/2023 OSD:
 Sale Price: 169,900 Imp:
 Code: 0 Grand Total: 42580
 Ratio: 25

| Attempt | Date/Time | Reason |
|-----------------|--------------|--------|
| 1 st | 4/5/24 10:14 | LCB |
| 2 nd | | |

Contact: Mr. Kinder Phone/email: _____

- Was the property listed on the open market? Days: 64 MLS: 808034 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... 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: _____

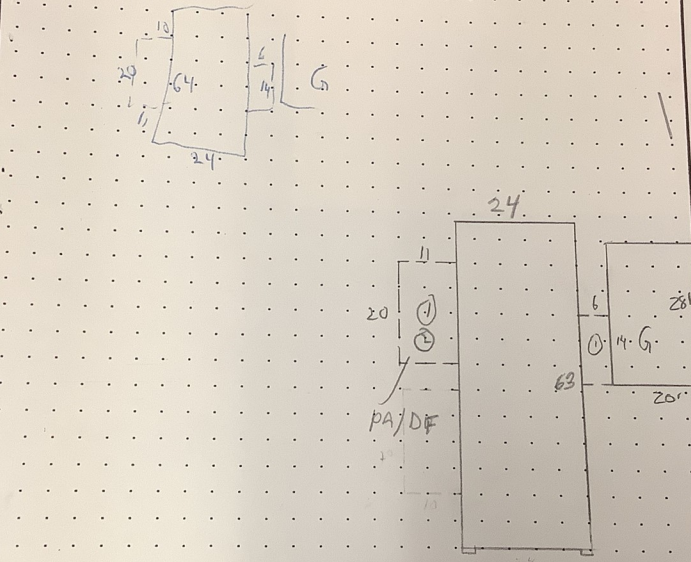
Comments: Felt Paid Fair market/area Kit update, new Floors, paint

was asking \$184,900

Appraiser: 02 Date: 4/8/24

M129350 **BUILDING DIAGRAM AND OUTBUILDINGS**

ACCT NO: X 168741 MAP NO: TAX LOT:



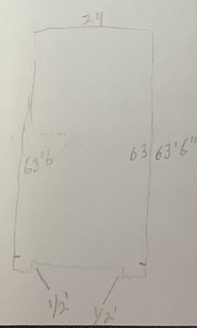
CALCULATIONS: $24 \times 63 = 1512$

SCALE: 1" = 20'

dead space (not usable) in front corner

| | | |
|--|----------------------------------|----------------------------------|
| MEASUREMENT VERIFIED | YR BLT: 80 | ADDRESS: TERRACE LAKE #71 |
| DATE 1-28-91 3-22-01 7-31-08 9-15-15 | BY RRB68 DT4 DT4 DT4 | REMARKS: NV NV NV NV |
| BUILDER: BROOKWOOD CUSTOM | | |

| | | | | | | |
|--------------------------------------|-------------------------|-------------------|---------------------------------------|---------------------|---------------|--------------------|
| M129350 | 083W23A 02280 | Appr # DT4 | Date 9-15-15 | Prop Class 019 | Prop Code T56 | 12 |
| Site Address 2120 ROBINS LN SE, #71A | | | Franchise Code 04 | Year For: 2016-2016 | | |
| Owner SMITH, NAOMI MERRICK & | | | Sales Verification Other: 2016-17 | | | |
| Notes: | | | Tags Cycle | M00 Totals 32,820 | | |
| RMV Imp: 52,390 | | RMV Total: 52,390 | | | | |
| Seg. Type MA | Seg. # 1.1 | Method M04 | Class 04 | Area 1512 | Eff Area 1512 | Length of Width 24 |
| Make: REX | Model: BROOKWOOD-CUSTOM | Finish: PANEL | Roof Cover COMP | | | |
| Plumbing BATH2 | Heat: AC | Fireplace: BRTH | Inter: Comp: CKPT, OVENS, SHAF, DW, I | Bedrooms: 3 | | |
| Year Built 1980 | Eff. Year Built 1980 | Cond. P A A G E | | | | |
| Adj Codes MSLC, MD, MS, DOLTY | Qty 5 | % Comp | Func | Econ | RMV 25,530 | |
| Lump Sum | Except Code/Year | Comments | | | | |
| Accessory Improvements | | | | | | |
| Seg. Type PA | MED STRUCT | Seg. # 1.3 | Method: R05 | Class | Area 304 | Eff Area 304 |
| Length | Width | Foundation | Ex. Wall | Roof Cover | METAL | |
| Roof Style | Floor | Plumbing | | | | |
| Year Built 1980 | Eff. Year Built: 1980 | Cond. P F A G E | % Comp | Econ | RMV: 2,200 | |
| Lump Sum | Except Code/Year | Comments | | | | |
| Seg. Type DF | MED STRUCT | Seg. # 1.4 | Method: R05 | Class | Area 220 | Eff Area 220 |
| Length 20 | Width 11 | Foundation | Ex. Wall | Roof Cover | | |
| Roof Style | Floor | Plumbing | | | | |
| Year Built 1980 | Eff. Year Built: 1980 | Cond. P F A G E | % Comp | Econ | RMV: 1,069 | |
| Lump Sum | Except Code/Year | Comments | | | | |
| Out Buildings and Skirting | | | | | | |
| Seg. Type MHSK | MED STRUCT | Seg. # 1.2 | Method: M04 | Class | Area 176 | Eff Area 176 |
| Length | Width | Foundation | Ex. Wall | Roof Cover | BRICK | |
| Roof Style | Floor | Plumbing | | | | |
| Heat | Int. Comp. | Elect. | Yr. Bilt. 1980 | Eff. Yr. Bilt. 1980 | | |
| Cond. P F A G E | Adj. Codes | % Comp | Func | Econ | RMV: 1,130 | |
| Lump Sum | Except Code/Year | Comments | | | | |
| Seg. Type DXGU | MED STRUCT | Seg. # 1.5 | Method: R05 | Class 3 | Area 560 | Eff Area 560 |
| Length 28 | Width 20 | Foundation | Ex. Wall | Roof Cover | COMP | |
| Roof Style | Floor | Plumbing | | | | |
| Heat | Int. Comp. | Elect. | Yr. Bilt. 1980 | Eff. Yr. Bilt. 1980 | | |
| Cond. P F A G E | Adj. Codes RLCM3 | % Comp | Func | Econ | RMV: 22,470 | |
| Lump Sum | Except Code/Year | Comments | | | | |





9-04-15