

lak 10.30.24

ZH 11/4/24

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/20/2024

Acct ID: 130325 MTL: 083W23D000100P1 Date: 10/13/24 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 193 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 130325 Year: ~~2024~~

Last Date Appraised: 07/03/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: 2024

Owner: FARMER LENGEL, PATTIE Roll Type: MS

Circle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 117790

RMV Land: 0 RMV Imp: 373850 RMV Total: 373850 MAV: 94930 MSAV: 0 SAV: 0

Comment: 24-25: SV; L3 07.03.24, TS

2024
MLS #
811659

2025-26

UPDATE GAR. ROOF 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: 1984 Eff Year Blt: 2001 Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 373850

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 22860 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	1782	3	FB-2	1984	2001	BATH - 2, FP - 1, HVAC+, ROOF, SKRT+, KIT+	Exception: Y N
Garage Detached	4	Unfinished	720	0	0	1984	2001	ROOF	Exception: Y <input checked="" type="checkbox"/>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	380	2001	4347	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	553	2001	8339	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- SOLD 3/5/24 FOR \$255K / 92 DOM
- VISITED 8/24 - EYB INCREASED AT THAT TIME FOR S.V.
- NO EXTERIOR CHANGES OBSERVED



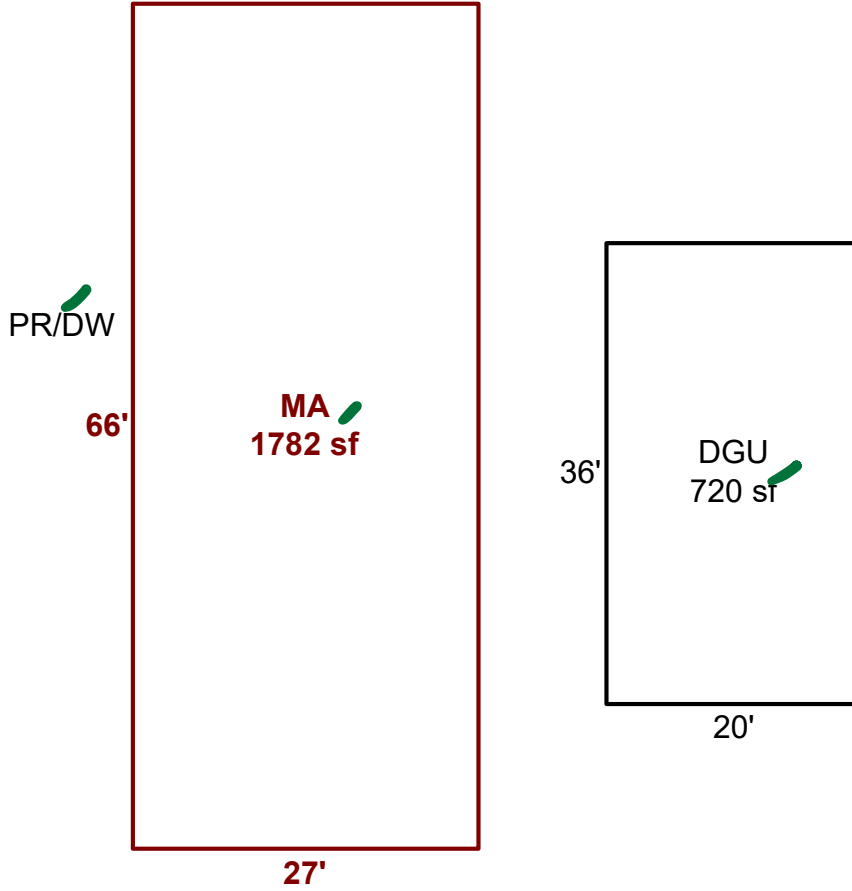
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 130325 Parcel No.: 083W23D000100
 Property Address: 2120 ROBINS LN SE #193
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

130325
083W23D000100



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGU	1.0	720.0	112.0	720.0
MFH	MA	1.0	1782.0	186.0	1782.0

COMMENT TABLE 1

APEXED BY LK 8-15-24

COMMENT TABLE 2

7-3-24 SV TS

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,782
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Acct ID: 130325 MTL: 083W23D000100P1 Date: 7/3/24 Appr: 02 ts 8-12-24 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 193 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 130325 Year: 2024

Last Date Appraised: 09/24/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: FARMER LENGEL, PATTIE Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 53920

RMV Land: 0 RMV Imp: 53920 RMV Total: 53920 MAV: 94930 MSAV: 0 SAV: 0

Comment: TERRACE LAKE, SPACE #193, MS SERIAL # AB7SC27700R, X # X00188062, PERSONAL MS

Notations

No notation data available.

Handwritten: update kit + eqB to 2001 I/O

OSDs

No OSD data available.

Handwritten: * live 2004 except please change before to 1999 and live to 2001

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 467 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 53920

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	1782	3	FB-2	1984	1984	BATH - 2, FP - 1, KIT, HVAC+, ROOF, SKRT+	Y N
Garage Detached	4	Unfinished	720	0	0	1984	1984		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	380	1984	1672	0	Y N
ROOF EXTENSION OR PATIO COVER	6	553	1984	3207	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Handwritten notes: Photos new siding, windows, Floors, Kit cabinets, new paint, MLS take view new plumbing HB plus note

M130325 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X18A062 MAP NO: TAX LOT:

CALCULATIONS: 28x66=1848 SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: <u>84</u>	ADDRESS: <u>TERRACE LAKE 193</u>	SALES Date	Amt
DATE <u>2-5-91</u> <u>3-27-01</u> <u>8-11-08</u> <u>9-24-15</u>	BY <u>AKG</u> <u>28</u> <u>014</u> <u>DT4</u>	REMARKS: <u>NV</u> <u>NV</u> <u>NV</u>	BUILDER: <u>SILVER CREST</u> <u>SHERWOOD MANOR</u>	

M130325 083W23D 00100 Appr: DT4 Date 9-24-15 Prop Class 019 Prop Code 107 30
 Situs Address 2120 ROBINS LN SE, #193 Franchise Code 04 Year For: 2016-2017
 Owner: ANGERMAN, BERTERLY M
 Tags: Cycle Sales Verification: No change Other: _____
 Notes: _____
 RMV Imp: 73,420 RMV Total: 73,420 MSO Total: 73,420

Seg. Type MA Seg. # 1.1 Method M04 Class 03 Area 1782 Eff Area 1782 Length 66 Width 27
 Make: SILVERCREST Model: SHERWOOD MANOR Finish: TAPE/TEX Roof Cover COMP
 Plumbing BATH Heat: SHIP Fireplace: PREFAB Inter. Comp: DWL/DSP/JKT Bedrooms: 3
 Year Built 1984 Eff. Year Built 1984 Cond. P F A G E % Comp Econ RMV: 37,110
 Adj Codes MSLCMD Qty 6 % Comp Func Econ RMV: 37,110
 Lump Sum Except Code/Year Comments looks original

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 553 Eff Area 553
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1984 Eff. Year Built 1984 Cond. P F A G E % Comp Econ RMV: 4,740
 Lump Sum Except Code/Year Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 380 Eff Area 380
 Length 38 Width 10 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1984 Eff. Year Built 1984 Cond. P F A G E % Comp Econ RMV: 2,170
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 186 Eff Area 186
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1984 Eff. Yr. Blt. 1984
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 1,420
 Lump Sum Except Code/Year Comments

Seg. Type DGU MFD STRUCT Seg. # 1.5 Method: R05 Class 3 Area 720 Eff Area 720
 Length 36 Width 20 Foundation Ex. Wall Roof Cover COMP
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1984 Eff. Yr. Blt. 1984
 Cond. P F A G E Adj. Codes RLCM3 % Comp Func Econ RMV: 27,980
 Lump Sum Except Code/Year Comments

*Siding rotting on east end
 appears deck has rot issues, too
 - MGR's residence.*



09-09-15



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130325
 MTL: 083W23D000100
 MaSaNh/P.Class: 1705004/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 130325

Date Printed: 6/6/2024

Situs: 2120 ROBINS LN SE # 193 SALEM, OR 97306

Grantor:
STETSON, JAMES DALE

Grantee:
FARMER LENGEL, PATTIE

Deed: MS
 Accts In Sale: 1
 Sale Date: 3/5/2024
 Sale Price: 255,000
 Code: 00
 Ratio: 21

Total Sale RMV:
 Land:
 OSD:
 Imp:
 Grand Total: 53920

Attempt	Date/Time	Reason
1 st	7/3/24 1:36	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 92 MLS: 811659 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:

Appraiser: 02 Date: 7/15/24



7/3/24



7/3/24