

lak 10.31.24

Summary

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

Print Date: 9/20/2024

Acct ID: 130616 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 148 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 130616 Year: ~~2024~~

Last Date Appraised: 04/05/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2023 MLS# 2025-26**

Owner: RADER, GLEN Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: **2** 4 LCB TTO INSP AV: 88360

RMV Land: 0 RMV Imp: 247800 RMV Total: 247800 MAV: 88360 MSAV: 0 **810672** SAV: 0

Comment: 24-25: SV; L2 04.05.24 TS

UPDATE GAR. CLASS 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: 468 Year Blt: 1986 Eff Year Blt: 1997 Sq.Ft: 1655 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 247800

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	1655	2	FB-2	1986	1997	BATH - 2, KIT-, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Detached	4 (AS)	Low Cost	560	0	0	1986	1997	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	292	1997	2570	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	90	1997	1044	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	132	1997	1531	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	479	1997	5556	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- SOLD 12/8/23 FOR \$ 240K - 49 DOM
- NEWER ROOF ON HOME & GAR. IN (2022-23)
- VISITED 4/24 FOR S.V.
- EYB INCREASED AFTER S.V. VISIT - EYB OK ✓
- ENCLOSED BREEZEWAY



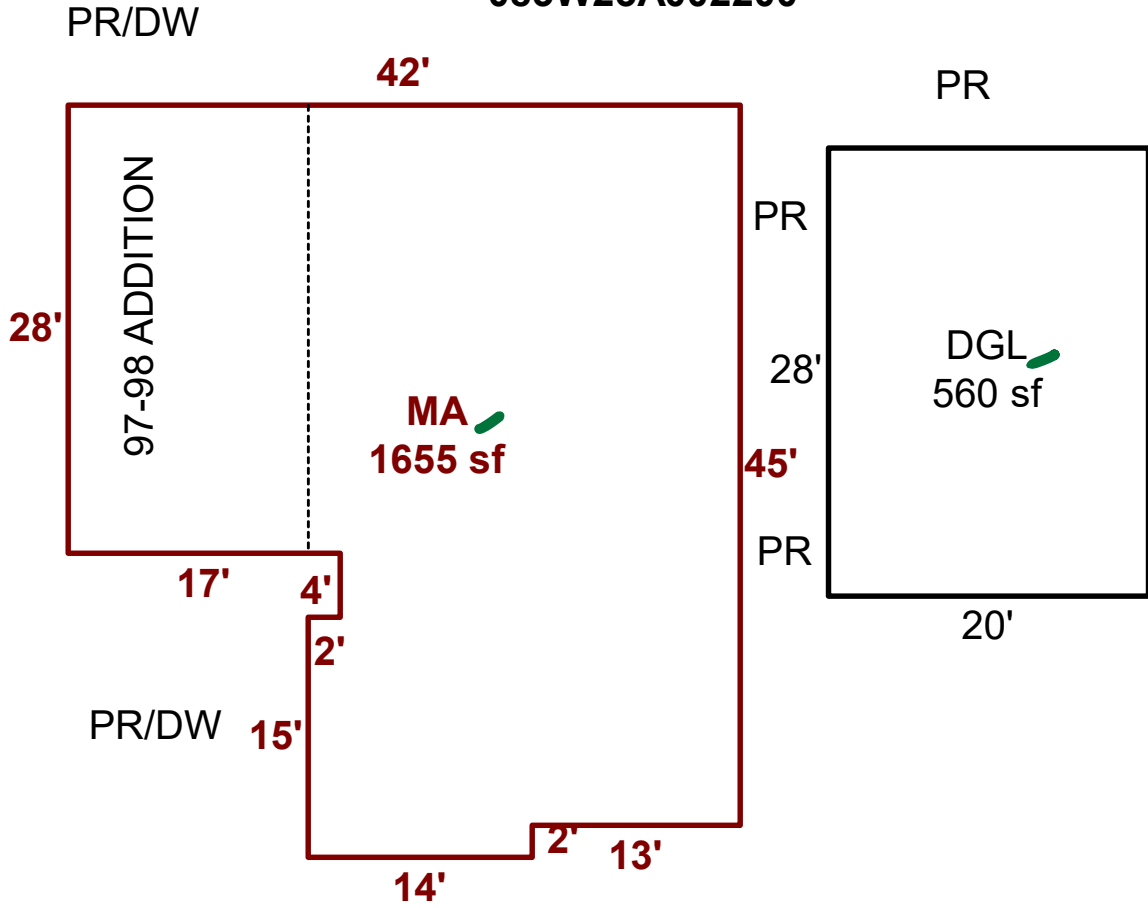
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 130616 Parcel No.: 083W23A002200
 Property Address: 2120 ROBINS LN SE #148
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

130616
083W23A002200



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGL	1.0	560.0	96.0	560.0
MFH	MA	1.0	1655.0	182.0	1655.0

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) 1,655

APEXED BY

lak

Summary Lead Appr: LK 8-8-24

Clerk:

Lead Clerk:

Appr:

Print Date:

3/18/2024

Acct ID: 130616

MTL: 083W23A002200P1

Date: 4/5/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 148 SALEM, OR 97306

MaSaNh: 17 05 004

Unit: 130616

Apex

Year: 2024

Last Date Appraised: 10/24/2018

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: RADER, GLEN

Roll Type: MS

Cycle Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 76710

RMV Land: 0

RMV Imp: 76710

RMV Total: 76710

MAV: 88360

MSAV: 0

SAV: 0

Comment: TERRACE LAKE, SPACE #148B, MS SERIAL # 9029, X # X00193402, Home ID 250700, PERSONAL MS

Notations

No notation data available.

update mv 2/0 + E4 B

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 468 Year Blt: 1986 Eff Year Blt: 1994 Sq.Ft: 1655 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD

Dimensions:

RMV: 76710

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	1655	2	FB-2	1986	1994	SKRT+, ROOF+, HVAC+, KIT-, FP - 1, BATH - 2	Y N
Garage Detached	3	Finished	560	0	0	1986	1986		Y N

low cost

1997 Roof

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	292	1994	2056	0	Y N
ROOF EXTENSION OR PATIO COVER	6	90	1994	835	0	Y N
ROOF EXTENSION OR PATIO COVER	6	132	1994	1225	0	Y N
ROOF EXTENSION OR PATIO COVER	6	479	1994	4445	0	Y N

1997

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Photo with new Bathrooms
m/s new flex plumbing floors, roof, & fan



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 3/18/2024

Appraiser Sales Verification From

Primary Acct: 130616
MTL: 083W23A002200
MaSaNh/P.Class: 1705004/19
Appraiser: THERESA
MS Acct: SWEARINGEN
130616

Situs: 2120 ROBINS LN SE # 148 SALEM, OR 97306

Grantor:
TENDERELLA, CHRISIE LEE

Grantee:
RADER, GLEN

Deed: Total Sale RMV:
Accts In Sale: Land:
Sale Date: 11/9/2023 OSD:
Sale Price: 240,000 Imp:
Code: 0 Grand Total: 76710

Attempt	Date/Time	Reason
1 st		
2 nd		

Ratio: 32 **13**

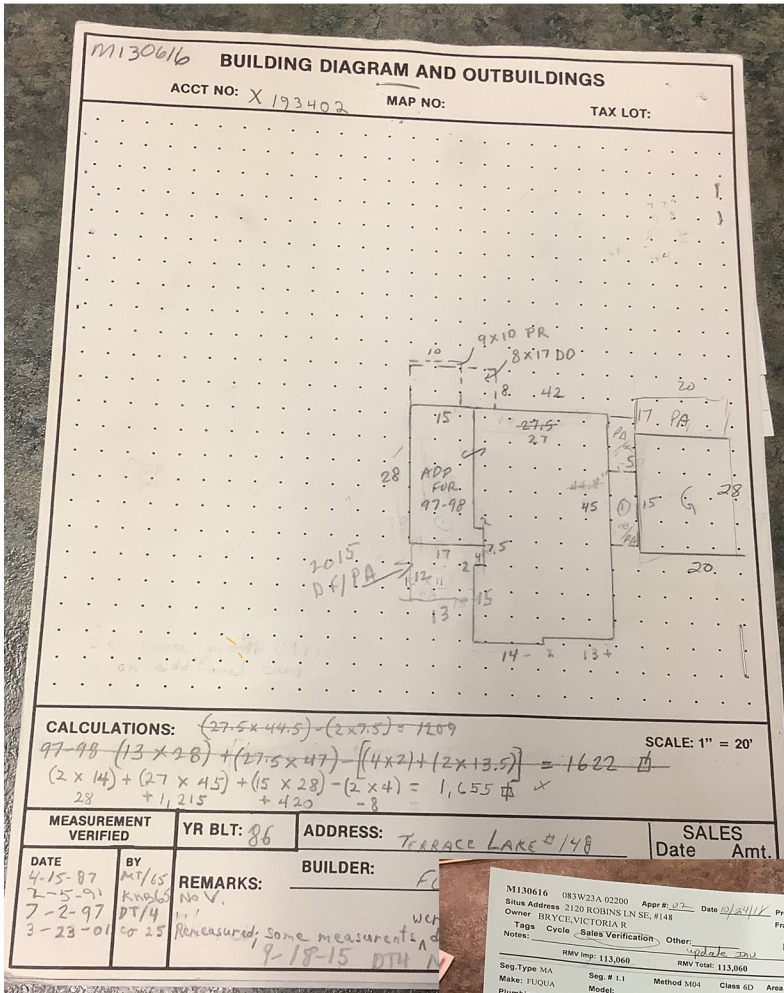
Contact: glen Phone/email: _____

- Was the property listed on the open market? Days: 49 MLS: 810672 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) msm 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: Had Been watching the Park for Home
Felt Paid Fair price

Appraiser: 02 Date: 4/5/24



CALCULATIONS: $(27.5 \times 44.5) - (2 \times 7.5) = 1209$
 $97-98 (13 \times 28) + (27.5 \times 47) - [(4 \times 2) + (2 \times 13.5)] = 1622$
 $(2 \times 14) + (27 \times 45) + (15 \times 28) - (2 \times 4) = 1,655$
 28 + 1,215 + 420 - 8

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 86	ADDRESS: TERRACE LAKE #148	SALES Date Amt.
DATE	BY	BUILDER:	
4-15-87	MT/CS		
7-2-97	DT/4		
3-23-01	DT/25		
REMARKS: Re-measured; some measurements were taken 7-18-15 DTH N			

M130616 083W23A 02200 Appr # 02 Date 07/24/11 Prop Class 019 Prep Code 168
 Site Address 2120 ROBINS LN SE #148 Franchise Code 02 Year For: 2018-2019
 Owner BRUCE VICTORIA R
 Tags Cycle Sales Verification Other: 420/10 22/1
 RMV Imp: 113,060 RMV Total: 113,060 MSO Total: 74,030

Seg. Type	MA	Seg. #	1.1	Method	M04	Class	G0	Area	1655	Length	Width	Eff Area	1655	Length	Width	
Make:	FUOXA															
Model:																
Plumbing:	BATH															
Year Built:	1986	Eff. Year Built:	1986	Heat:	11P	Fireplace:	11RTH	Inter. Comp.:	DW	DR	JK	MICRO	Bedrooms:	2		
Adj Codes:	MISCMT															
Lump Sum:		Except Code/Year:		City:	6	% Comp:		Func:		Econ:		RMV:	60,950			
Accessory Improvements																
Seg. Type	PA	MFD STRUCT	Seg. #	1.3	Method:	R05	Class		Area	25	Eff Area	25				
Length	15	Width	5	Foundation		Ex. Wall										
Roof Style		Floor				Plumbing										
Year Built:	1986	Eff. Year Built:	1986	Cond.:	P	F	A	G	E	% Comp:		Econ:		RMV:	520	
Lump Sum:		Except Code/Year:		Comments:	revised											
Seg. Type	PA	MFD STRUCT	Seg. #	1.4	Method:	R05	Class		Area	136	Eff Area	136				
Length	7	Width	8	Foundation		Ex. Wall										
Roof Style		Floor				Plumbing										
Year Built:	1986	Eff. Year Built:	1986	Cond.:	P	F	A	G	E	% Comp:		Econ:		RMV:	630	
Lump Sum:		Except Code/Year:		Comments:	revised											
Seg. Type	PR	MFD STRUCT	Seg. #	1.5	Method:	R05	Class		Area	90	Eff Area	90				
Length	10	Width	9	Foundation		Ex. Wall										
Roof Style		Floor				Plumbing										
Year Built:	1986	Eff. Year Built:	1986	Cond.:	P	F	A	G	E	% Comp:		Econ:		RMV:	1,000	
Lump Sum:		Except Code/Year:		Comments:												
Seg. Type	PA	MFD STRUCT	Seg. #	1.6	Method:	R05	Class		Area	132	Eff Area	132				
Length	12	Width	11	Foundation		Ex. Wall										
Roof Style		Floor				Plumbing										
Year Built:	2000	Eff. Year Built:	2000	Cond.:	P	F	A	G	E	% Comp:		Econ:		RMV:	2,110	
Lump Sum:		Except Code/Year:		Comments:												
Out Buildings and Skirting																
Seg. Type	MHSK	MFD STRUCT	Seg. #	1.2	Method:	M04	Class		Area	175	Eff Area	175				
Length		Width		Foundation		Ex. Wall	BRICK									
Roof Style		Floor				Plumbing										
Heat		Int. Comp.				Elect.				Yr. Blt:	1986	Eff. Yr. Blt:	1986			
Cond.:	P	F	A	G	E	Adj. Codes		% Comp:		Func:		Econ:		RMV:	1,780	
Lump Sum:		Except Code/Year:		Comments:												
Seg. Type	DGF	MFD STRUCT	Seg. #	1.7	Method:	R05	Class	3	Area	560	Eff Area	560				
Length	28	Width	20	Foundation		Ex. Wall										
Roof Style		Floor				Plumbing										
Heat		Int. Comp.				Elect.				Yr. Blt:	1986	Eff. Yr. Blt:	1994			
Cond.:	P	F	A	G	E	Adj. Codes	RLCM3	% Comp:		Func:		Econ:		RMV:	46,070	
Lump Sum:		Except Code/Year:		Comments:												

Clear vesting
 Pitches
 above main wall
 but not on
 the side left
 m/s
 Remodel facade
 Lion Flours
 Big windows
 Plumbing was added
 new WP/roofs



2018.10.24