

lak 10.31.24

Summary

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

Print Date: 9/20/2024

Acct ID: 130740 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 159 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 130740 Year: ~~2024~~

Last Date Appraised: 02/06/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

**2023
MLS #
807759**

2025-26

Owner: KOLB, HOLLY

Roll Type: MS

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

AV: 99940

RMV Land: 0 RMV Imp: 194850 RMV Total: 194850 MAV: 99940 MSAV: 0

SAV: 0

Comment: 24-25: SV; L2 02.06.24 TS

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: 468 + Year Blt: 1987 Eff Year Blt: 1993 Sq.Ft: 1716 % Complete: 100

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

Dimensions: RMV: 194850

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	1716	3	FB-2	1987	1993	BATH - 2, KIT, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Detached	4	Unfinished	640	0	0	1987	1993	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	372	1993	2455	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	396	1993	3445	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- SOLD 8/30/23 FOR \$208K
- VISITED 2/6/24 FOR S.V. - EYB INCREASED AFTER VISIT
- NO OBSERVED EXT. CHANGES SINCE LAST VISIT
- EYB OK ✓



SKETCH/AREA TABLE ADDENDUM

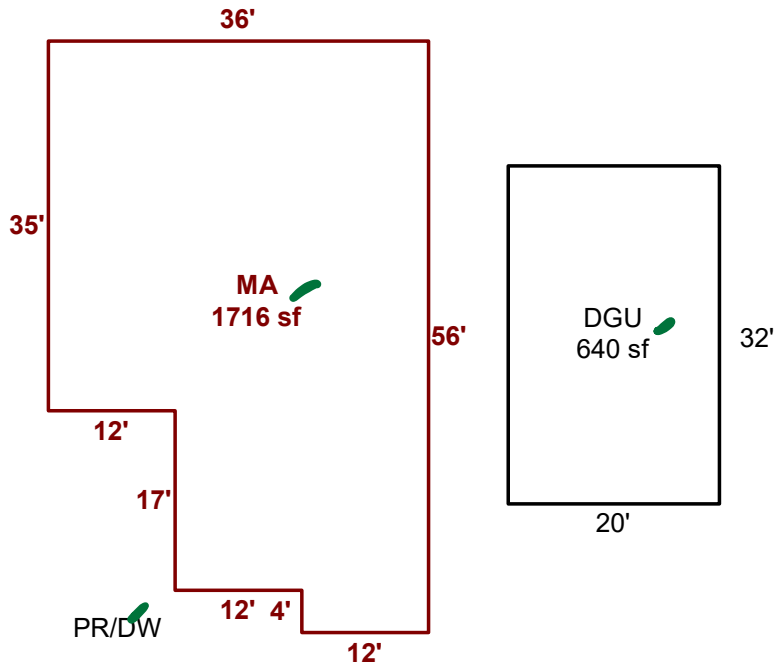
SUBJECT INFO

File No.: 130740 Parcel No.: 083W23A002200
 Property Address: 2120 ROBINS LN SE #159
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

130740

083W23A002200



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	DGU	1.0	640.0	104.0	640.0
MFH	MA	1.0	1716.0	184.0	1716.0

COMMENT TABLE 1

APEXED BY LK 8-8-24

COMMENT TABLE 2

2-6-24 SV TS

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,716

Summary

APEXED BY
LK 8-8-24

lak

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

1/3/2024

Acct ID: 130740

MTL: 083W23A002200P1

Date: 2/6/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 159 SALEM, OR 97306

MaSaNh: 16 05 004

Unit: 130740

Year: 2024

Last Date Appraised: 09/23/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

ape

Owner: KOLB, HOLLY

Roll Type: MS

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

AV: 52810

RMV Land: 0 RMV Imp: 52810 RMV Total: 52810 MAV: 99940 MSAV: 0

SAV: 0

Comment: TERRACE LAKE, SPACE #159, MS SERIAL # CE6549, X # X00196056, PERSONAL MS

Notations

update 94B F/D

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: 1987 Eff Year Blt: 1987 Sq.Ft: 1716 % Complete: 100

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

Dimensions: RMV: 52810

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	1716	3	FB-2	1987	1987	BATH - 2, KIT, HVAC+, SKRT+, ROOF+	Y N
Garage Detached	3 +	Unfinished	640	0	0	1987	1987		Y N

1993

1993

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	372	1987	1637	0	Y N
ROOF EXTENSION OR PATIO COVER	6	396	1987	2297	0	Y N

1993

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MLS
(new roof, floors)
Baths
Windows

W.M.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130740
MTL: 083W23A002200
MaSaNh/P.Class: 1605004/19
Appraiser: THERESA
MS Acct: SWEARINGEN
130740

Date Printed: 1/8/2024

Situs: 2120 ROBINS LN SE # 159 SALEM, OR 97306

Grantor:
SARKEZ, ALICE JOANNE

Grantee:
KOLB, HOLLY

Deed: MS
Accts In Sale: 1
Sale Date: 8/30/2023
Sale Price: 208000
Code: 0
Ratio: 58

Total Sale RMV:
Land:
OSD:
Imp: 120090
Grand Total: 52810

Attempt	Date/Time	Reason
1 st	2/6/24 1:05	LCB
2 nd		

Via e-mail

Contact: _____ Phone/email: _____

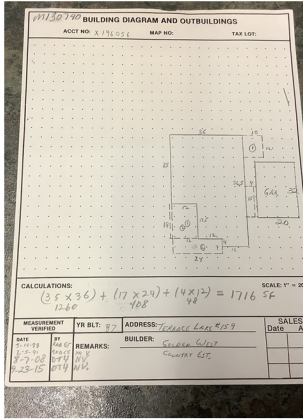
- Was the property listed on the open market? Days: 35 MLS: 807759 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) 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: _____
Felt Paid Fair Price for area
- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:
Driving in Park & seen sign
needs to be painted & weatherized - per Buyer.

Appraiser: 02 Date: 2/26/24



09-04-15



M130740	083W23A 02200	Appr # <u>BTW</u>	Date <u>9-23-15</u>	Prop Class 019	Prop Code 162		
Site Address 2120 ROBINS LN SE, #150			Franchise Code 04	Year For: <u>2014-2016-2017</u>			
Owner EDWARDS, GLENN R TRUSTEE &		Tags	Cycle	Sales Verification	Other: <u>(6+17)</u>		
Notes: <u>Inventory update</u>							
RMV Imp: <u>74,990</u>		RMV Total: <u>74,990</u>		MSD Totl: <u>74,990</u>			
Seg. Type MA	Seg. # 1.1	Method MD1	Class 3	Area <u>1716</u>	Eff Area <u>1528</u>	Length	Width
Make: GOLDEN WES	Model: COUNTRY ESTATE	Insulation: T&PETEX	Roof Cover: ARCMP				
Plumbing: BATHZ	Heat: HP	Fireplace: _____	Water: CCKP-OVEN-S,DW,JKF	Bedrooms: 3			
Year Built 1987	Eff. Year Built: 1987	Cond. P F A G E	% Comp	Func	Econ	RMV: 40,970	
Adj Codes MSD+QTY,MSL,CM	City <u>BTW</u>						
Lump Sum	Except Code/Year						
Accessory Improvements							
Seg. Type PA	MFD STRUCT	Seg. # 1.3	Method: R05	Class	Area 396	Eff Area 396	
Length	Width	Foundation	Ex. Wall	Roof Cover: METAL			
Roof Style	Floor		Plumbing				
Year Built	Eff. Year Built: 1987	Cond. P F A G E	% Comp	Econ		RMV: 3,830	
Lump Sum	Except Code/Year						
Seg. Type DF	MFD STRUCT	Seg. # 1.4	Method: R05	Class	Area 372	Eff Area 372	
Length 17	Width 12	Foundation	Ex. Wall	Roof Cover			
Roof Style	Floor		Plumbing				
Year Built	Eff. Year Built: 1987	Cond. P F A G E	% Comp	Econ		RMV: 2,400	
Lump Sum	Except Code/Year						
Out Buildings and Skirting							
Seg. Type MHSK	MFD STRUCT	Seg. # 1.2	Method: M04	Class	Area 185	Eff Area 185	
Length	Width	Foundation	Ex. Wall: BRICK	Roof Cover			
Roof Style	Floor		Plumbing				
Heat	Int. Comp.		Elect.	Yr. Bilt.	Eff. Yr. Bilt: 1987		
Cond. P F A G E	Adj. Codes		% Comp	Func	Econ	RMV: 1,590	
Lump Sum	Except Code/Year						
Seg. Type DGU	MFD STRUCT	Seg. # 1.5	Method: R05	Class 3	Area 640	Eff Area 640	
Length 32	Width 20	Foundation	Ex. Wall	Roof Cover: ARCMP			
Roof Style	Floor		Plumbing				
Heat	Int. Comp.		Elect.	Yr. Bilt. 1987	Eff. Yr. Bilt: 1987		
Cond. P F A G E	Adj. Codes RLCM3		% Comp	Func	Econ	RMV: 26,200	
Lump Sum	Except Code/Year						

*heavy window trim
 "jigs + sags"
 double joists to deck
 deeper overhangs
 skylight
 solid eabs
 6" walls*