

Acct ID: 130924 MTL: 083W23D000100P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 183 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 130924 Year: ~~2024~~ **2025-26**

Last Date Appraised: 04/26/2021 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2020**

Owner: COPLIN, GEORGIA ANNE Roll Type: MS **MLS # 763124**

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 131860

RMV Land: 0 RMV Imp: 296800 RMV Total: 296800 MAV: 131860 MSAV: 0 SAV: 0

Comment: TERRACE LAKE, SPACE #183, MS SERIAL # 9891, X # X00198329, PERSONAL MS

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: 467 + Year Blt: 1988 Eff Year Blt: 2000 Sq.Ft: 1809 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 67x27 RMV: 296800

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 | 1809 | 3 | FB-2 | 1988 | 2000 | BATH - 2, BATH+, KIT+, HVAC+, ROOF+, SKRT+ | Y N |
| Garage Attached | | Finished | 720 | 0 | 0 | 1988 | 1988 | ROOF | Y N |

Accessories

4 LANS **2000** **1993 = GOMAR**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| DECK | 6 | 90 | 2000 | 970 | 1 | Y N |
| ROOF EXTENSION OR PATIO COVER | 6 | 440 | 2000 | 6252 | 0 | Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- EXT. PAINT & ROOF LOOK GOOD
- VISITED IN 2021 FOR S.V.
- ORIGINAL WINDOWS
- WELL MAINTAINED
- ROOF, PAINT & GAR. DOOR ON DET. GAR.



M130924 083W23D 00100 Appr #: 02 Date 04/26/21 Prop Class 019 Franchise Code 02 Year For: 2021-2022
 Situs Address 2120 ROBINS LN SE, #183
 Owner LIGHTBURN, GEORGE F &
 Tags Cycle Sales Verification Other: up date DMU TTO LCB Insp. Pictom. MLS
 Notes: 763124
 RMV Imp: 201,140 RMV Total: 201,140 M50 Total: 120,680 Nbh Code: TERRACE

Seg.Type MA Seg. # 1.1 Method M04 Class 6D Area 1809 Eff Area 1809 Length 67 Width 27
 Make: FUQUA Model: Intfinish: TAPE/TEX Roof Cover ARCOMP
 Plumbing BATH2, garden tub Heat: HP Fireplace: Inter. Comp: OVEN-S; CKTP; DSP; DW; H Bedrooms: 3
 Year Built 1988 Eff. Year Built 2000 Cond. P F A G E MICRO
 Adj Codes MSLCMD; MSD+QLTY Qty 61 % Comp ___ Func ___ Econ ___ RMV: 130,310
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGF Seg. # 1.5 Method R05 Class 3 Area 720 Eff Area 720 Length 30 Width 24
 Make: Model: Intfinish: Roof Cover ARCOMP
 Plumbing Heat: Fireplace: Inter. Comp: Bedrooms:
 Year Built 1988 Eff. Year Built 1988 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 63,740
 Lump Sum ___ Except Code/Year ___ Comments ___

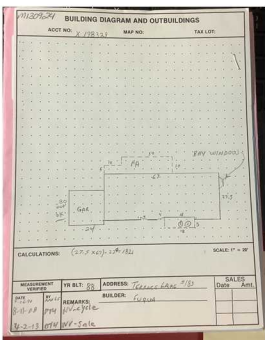
Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 440 Eff Area 440
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1988 Eff. Year Built: 1988 Cond. P F A G E % Comp ___ Econ ___ RMV: 3,610
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 90 Eff Area 90
 Length 18 DW Width 5 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1988 Eff. Year Built: 1988 Cond. P F A G E % Comp ___ Econ ___ RMV: 490
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 189 Eff Area 189
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1988 Eff. Yr. Blt: 1988
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 2,990
 Lump Sum ___ Except Code/Year ___ Comments ___



*New roof
 D-wind.
 Clean W.M.*

*MLS
 new heat pump
 new flooring
 sink in laundry
 SPACIOUS*

*P/W
 20214
 Pictures
 OAK CAB KIT
 Stone CT
 Soaker Tub
 W.H.*





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification Form

Account: 130924
MaSanh/Appr#: 605004/02
Date Printed: 3/24/2021

Situs: 2120 ROBINS LN SE SALEM, OR 97306 **Unit:** #183
Details: TERRACE LAKE , SPACE #183, MS SERIAL # 9891, X # X00198329, PERSONAL MS

Grantor:
LIGHTBURN, GEORGE E & SHELTON, MARGERY,

Grantee:
COPLIN, JAMES ALLEN COPLIN, GEORGIA ANNE

Sale Date: 7/17/2020 **Imp RMV:** 209920
Sale Price: 150,000 **Total RMV:**
Code: 0 **Ratio:** 1.4
Brand: FUQUA **Model:**

| Attempt | Date/Time | Reason |
|-----------------|---------------|--------|
| 1 st | 4/24/21 12:37 | LCB |
| 2 nd | | |

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 79 MLS: 763124 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: _____ Date: _____



4/26/21



09-09-15