

Summary

lak 10.31.24

ZH 11/4/24

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/20/2024

Acct ID: 131439 MTL: 083W23D000100P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019
 Situs: 2120 ROBINS LN SE # 215 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142709 Year: **2024**
 Last Date Appraised: 01/03/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2020 MLS#**
 Owner: FORRETTE, JOSEPH T Roll Type: MS
 Cycle Tag Sales Verification Other: _____ Inspection level: **2** 3 4 LCB TTO INSP AV: 99940
 RMV Land: 0 RMV Imp: 160040 RMV Total: 160040 MAV: 99940 MSAV: 0 **759324** SAV: 0
 Comment: 23-24: L2 01.03.23 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: 466 + Year Blt: 1989 Eff Year Blt: 1990 Sq.Ft: 1628 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: RMV: 160040
 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	1628	3	FB-2	1989	1990	BATH - 2, BATH+, KIT, HVAC+, ROOF+, SKRT+	Y N
Garage Detached	2	Unfinished	640	0	0	1989	1990	ROOF	Y N

Accessories

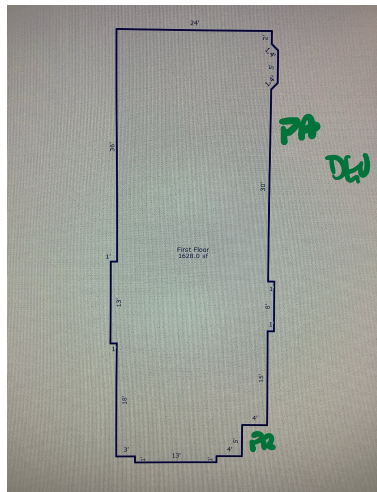
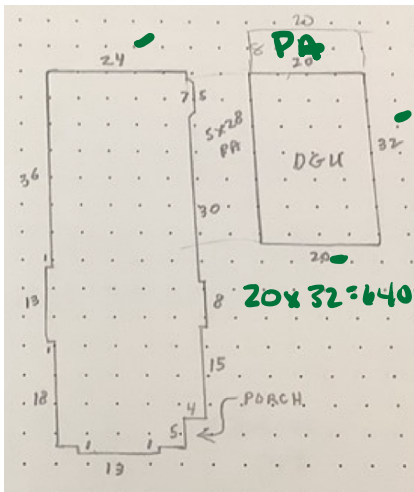
4(LAJ)

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	20	1990	114	0	Y N
ROOF EXTENSION OR PATIO COVER	6	20	1990	151	0	Y N
ROOF EXTENSION OR PATIO COVER	6	300	1990	2262	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- VISITED 1/23 FOR S.V. - NO CHANGES OBSERVED
- EYB OK ✓

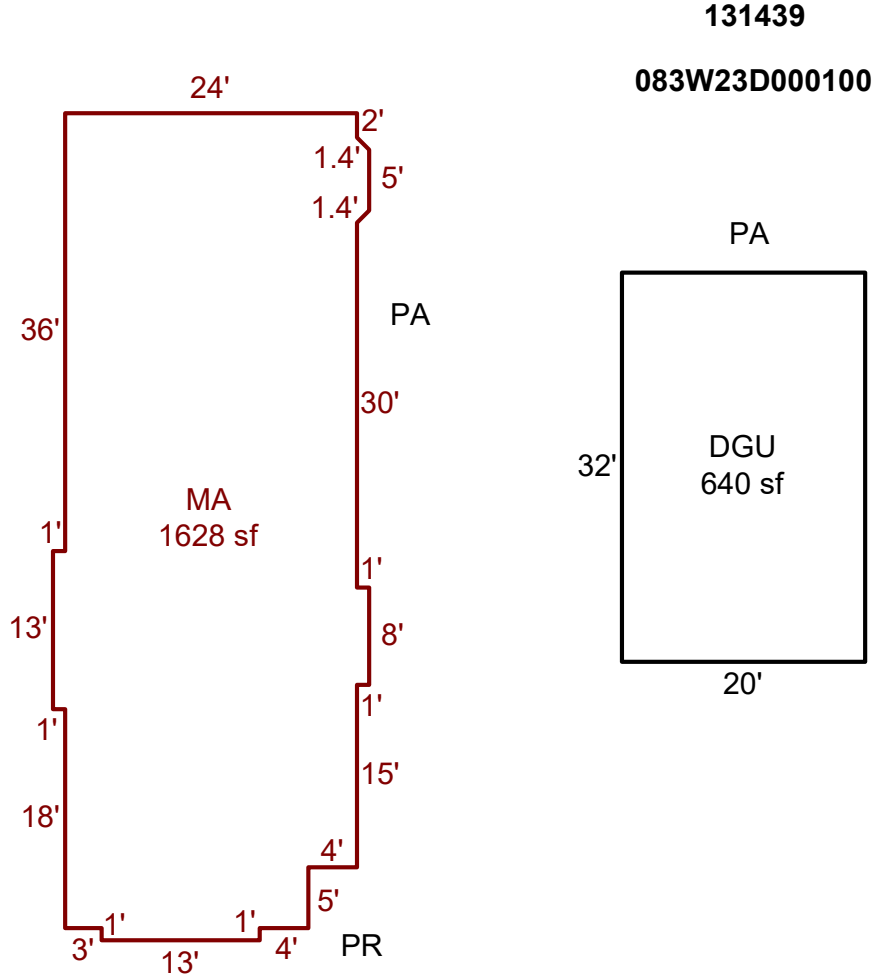


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 131439 Parcel No.: 083W23D000100
 Property Address: 2120 Robins Ln SE #215
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	1628.0	188.8	1628.0
GAR	DGU	1.0	640.0	104.0	640.0

COMMENT TABLE 1

Drawn by AE 10.14.24

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,628

2324 SV

L2

1/3/23

#2

TJD

P.A.

MIS -

LAK

Improvement Detail

MARION County

For Assessment Year 2023

Account ID 131439
Map 083W23D000100P1
Mailing FORRETTE, JOSEPH T
 FORRETT, BRIDGET A
 2120 ROBINS LN SE # 215
 SALEM OR 97306
Situs 2120 ROBINS LN SE #215 SALEM OR 97306

Appraiser THERESA SWEARINGEN
Appraisal Area 06-05-004
Stat Class 466 - MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE

Inspected 10/24/2018

ts 3-31-23
ownership name email

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1989	1990	100	24	243	Tabled	56,750	56,750	97,030	0	56,750	1,628

Rooms: 3 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1989	1990	24	6 +	100		1,628	156,135
Garage - Detached - Unfinished	1989	1989	23	3	100		640	58,252

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	1,802	1st	FINISH - PLASTR/TEXTRD DRYWALL	1,628	0
1st	COOKTOP - 2	1	141	1st	HEAT PUMP	1,628	831
1st	DISHWASHER	1	535	1st	ROOF COVER - ARCHITECTURAL COMP	1,628	0
1st	DISPOSAL	1	126	1st	SINGLE OVEN	1	180
1st	SKIRTING - BRICK	182	720		Garden Tub	7	

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1990	300		1,296
ROOF EXTENSION OR PATIO COVER	1990	20		139
WOOD DECK	1990	20		106

Totals

Description	RMV	Size Breakdown
First Floor	\$41,807	Finished 1,628
Garage	\$13,397	Garage 640
Inventory	\$0	
Accessories	\$1,541	
Trend	100.00 %	
Total RMV	\$56,750	

Comments //2019-20 SALES; UPDATE INTER COMP, PA SF, INV, 02. //18-19 3 BEDS PER OWNER// 16-17 CYCLE WORK N.C.// 08-09: CYCLE WK. INV-UPDATES. DT4. 08-11-08 2001-02 REAPPRAISAL. 02-03 ADDED GARAGE SEGMENT.

update Inv I/O

Comments:

//2019-20 SALES; UPDATE INTER COMP, PA SF, INV, 02. //18-19 3 BEDS PER OWNER// 16-17 CYCLE WORK N.C.// 08-09: CYCLE WK. INV-UPDATES. DT4. 08-11-08 2001-02 REAPPRAISAL. 02-03 ADDED GARAGE SEGMENT.

*2020 ML
garage job
& CKTP-E*

M131439 083W23D 00100 Appr # 32 Date 10/14/11 Prop Class 019 Prop Code 166
 Bill Address 3120 ROBINSON RD #215 Franchise Code 02 Year For: 2018-2019
 Owner SIMS LTA
 Tags Cycle Sales Verification Other updates
 Notes TO LCR ineq Pison ML 721845

RMV Imp: 95,970 RMV Total: 95,970 MSJ Total: 83,720

Seg. Type MA	Seg. # 1.1	Method MD4	Class 02	Area 1628	Length	Width
Make: REXIA	Model:	Insulation: T&RTEX	Roof Cover: ARCMPS			
Plumbing: BATH2/	Heat: 1D	Fireplaces:	Inter. Comp: DSK-CKTP-E	ADJ. DW. COVEN:	Bedrooms: 3	
Year Built: 1989	Eff. Year Built: 1990	Cond. P F A G E				
Adj. Codes: MKD-02Y&RLCM3	City: 61	% Comp	Func	Econ	RMV	46,000
Lump Sum	Except Code/Year	Comments				

Accessory Improvements

Seg. Type PA	Seg. # 1.3	Method: R05	Class	Area 340	Eff Area 340
Length 26	Width 5	Foundation	Ex. Wall	Roof Cover: METAL	
Roof Style	Floor	Plumbing			
Year Built: 1989	Eff. Year Built: 1989	Cond. P F A G E	% Comp	Econ	RMV: 1,120
Lump Sum	Except Code/Year	Comments			

320

Seg. Type PK	Seg. # 1.5	Method: R05	Class	Area 20	Eff Area 20
Length 4	Width 5	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor	Plumbing			
Year Built: 1989	Eff. Year Built: 1989	Cond. P F A G E	% Comp	Econ	RMV: 260
Lump Sum	Except Code/Year	Comments			

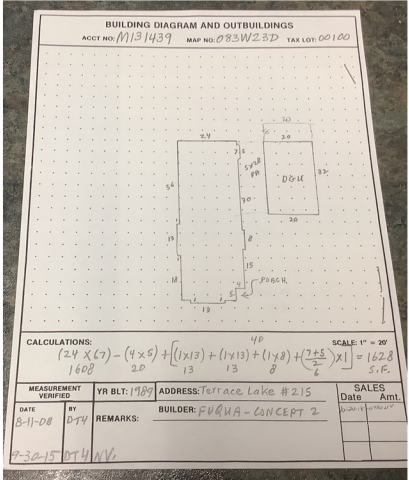
Out Buildings and Skirting

Seg. Type MHSK	Seg. # 1.2	Method: M04	Class	Area 182	Eff Area 182
Length	Width	Foundation	Ex. Wall: BRICK	Roof Cover	
Roof Style	Floor	Plumbing			
Heat	Int. Comp.	Elect.	Yr. Bilt:	Eff. Yr. Bilt: 1989	
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ	RMV: 1,380
Lump Sum	Except Code/Year	Comments			

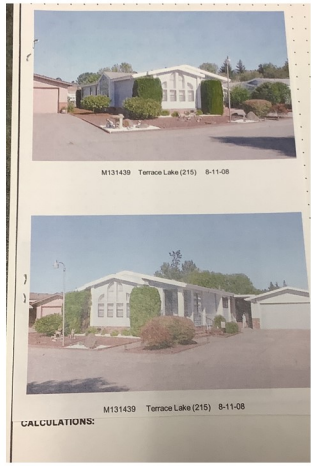
Wash. Mail

Seg. Type DGU	Seg. # 1.4	Method: R05	Class 3	Area 640	Eff Area 640
Length 32	Width 20	Foundation	Ex. Wall	Roof Cover: ARCMPS	
Roof Style	Floor	Plumbing			
Heat	Int. Comp.	Elect.	Yr. Bilt: 1989	Eff. Yr. Bilt: 1989	
Cond. P F A G E	Adj. Codes: RLCM3	% Comp	Func	Econ	RMV: 46,200
Lump Sum	Except Code/Year	Comments			

*Pickup
door
1/10/12
MSJ
AD DT4*



*1-3-23
1-2-NV*





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131439
MTL: 083W23D000100
MaSaNh/P.Class: 605004/19
MH Acct: 131439

Date Printed: 12/1/2022

Situs: 2120 ROBINS LN SE #215 SALEM, OR 97306

Grantor:
HILL, KENNETH D & HILL, MARY M

Grantee:
FORRETTE, JOSEPH T

Deed: MS
Accts In Sale: 1
Sale Date: 6/16/2022
Sale Price: 215,000
Code: 0
Ratio: 11 *50*

Total Sale RMV:
Land: 0
OSD:
Imp: 23740
Grand Total: 23740 *108,460*

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: *Mr & Mrs.* Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: _____ Y N
- Was property other than real estate included in the sale? *For Sale By Owner* 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: *Fair for Market*
updated Roof, water lines
Flooring, HVAC,

Appraiser: *02* Date: *1/3/23*