

Acct ID: 131441 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 112 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142710 Year: ~~2024~~ **2025-26**

Last Date Appraised: 01/03/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2022 MLS# 790967**

Owner: HOLTMEIER, LORNE Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 102300

RMV Land: 0 RMV Imp: 155650 RMV Total: 155650 MAV: 102300 MSAV: 0 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

1992 = GOMARZ

Bldg: 1 Code Area: 24010 Stat Class: 467 Year Blt: 1990 Eff Year Blt: ~~1990~~ Sq.Ft: 1620 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 60x27 RMV: 155650

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	1620	2	FB-2	1990	1990	BATH - 2, KIT+, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Detached		Unfinished	640	0	0	1990	1990	ROOF	Exception: Y (N)

4(LAJ)

1992

Accessories

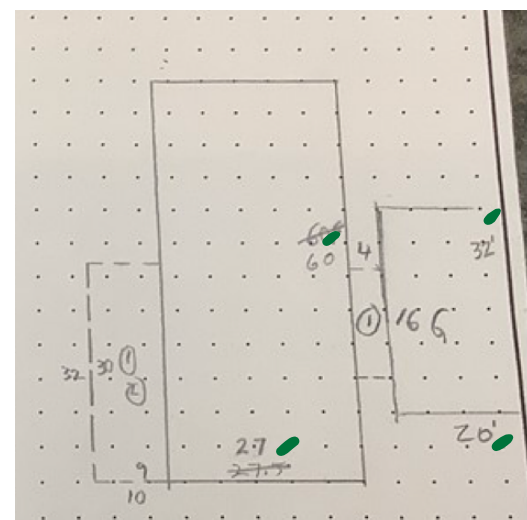
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	270	1990	1544	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	384	1990	2895	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- SOLD ON 8/22 FOR \$175K
- EXTERIOR PAINT LOOKS GOOD (NEWER)
- ROOF HOLDING UP WELL
- RE-SIDED AT SOME POINT?

$27 \times 60 = 1,620$
 $32 \times 20 = 640$



23-24 SV

L2 1/3/23 #2

TTD
P.D.
MLS 790967

Improvement Detail

MARION County

LAK

For Assessment Year 2023

Account ID 131441
Map 083W23A002200P1
Mailing HOLTMEIER, LORNE
 2120 ROBINS LN SE # 112
 SALEM OR 97306
Situs 2120 ROBINS LN SE #112 SALEM OR 97306

Appraiser THERESA SWEARINGEN
Appraisal Area 06-05-004
Stat Class 467 - MANUF STRUCT, CLASS 6, 26' THROUGH 28'
 WIDE DOUBLE

Inspected 09/18/2015
ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1990	1990	100	24	243	Tabled	57,660	57,660	99,330	0	57,660	1,620

Rooms: 2 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1990	1990	24	6	100		1,620	150,976
Garage - Detached - Unfinished	1990	1990	24	3	100		640	58,252

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	1,750	1st	HEAT PUMP	1,620	803
1st	COOKTOP	1	137	1st	MICROWAVE	1	175
1st	DISHWASHER	1	519	1st	ROOF COVER - ARCHITECTURAL COMP	1,620	0
1st	DISPOSAL	1	122	1st	SINGLE OVEN	1	175
1st	DRYWALL	1,620	0	1st	SKIRTING - BRICK	176	676

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1990	384		1,659
WOOD DECK	1990	270		1,426

Totals

Description	RMV
First Floor	\$40,591
Garage	\$13,980
Inventory	\$0
Accessories	\$3,085
Trend	100.00 %
Total RMV	\$57,660

Size Breakdown

Finished	1,620
Garage	640

Comments 16-17 CYCLE WORK INV UPDATE// 08-09: CYCLE WK.; INV-UPDATES. DT4. 08-04-08 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.

update Inv I/O

MARION COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2023
NOT OFFICIAL VALUES

12/8/2022 3:21:58 PM

Account # 131441
Code - Tax # 24010
Mailing Address HOLTMEIER, LORNE
 2120 ROBINS LN SE # 112
 SALEM OR 97306

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype PERSONAL
Home ID 260693
X Number X00206617

Situs Address	Situs City
2120 ROBINS LN SE #112	SALEM

Appraiser THERESA SWEARINGEN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
24010	IMPR.	\$57,660	\$99,330	\$57,660	100%	IMPR.

Manufactured Structure Information			
VIN #	CE8877	Stat Class	467
Brand	GOLDENWEST	Quality	100
Model	COUNTRY ESTATE	Condition	
Year Built	1990	MA / SA / NH	06 / 05 / 004
Sticker #		Bedrooms / Baths	2 / 2

Real Property Information			
Real Account ID	532685	MA / SA / NH	06 / 07 / 000
Map	083W23A002200	Property Class	707
Unit	75696	RMV Class	707
Park Name	TERRACE LAKE		
Comments	LEVEL 2 LS89 092420//		

Floors

Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	6	1,620	S		40,591
DIMENSIONS: 27 X 60					
Garage	3	640	S		13,980

Inventory

	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	1750	DISHWASHER	1	519
SKIRTING - BRICK	176	676	DISPOSAL	1	122
HEAT PUMP	1620	803	MICROWAVE	1	175
DRYWALL	1	0	SINGLE OVEN	1	175
COOKTOP	1	137	ROOF COVER - ARCHITECTURAL COMP	1	0
Total Inventory RMV					4357

Accessories

Description	Eff Year Built	SQFT	Quantity	RMV
ALUMINUM PATIO COVER	1990	384		1659
WOOD DECK	1990	270		1426
Total Accessories RMV				3085

Exemptions / Special Assessments / Potential Liability

Type

EXEMPTION(S):

Type SPOUSE NON-SERVICE RELATED **Amount** \$24,790.00 **App Year**

SPECIAL ASSESSMENT(S):

TYPE MFD COMMUNITIES RES CTR **Amount** \$10.00

Comments:

16-17 CYCLE WORK INV UPDATE// 08-09: CYCLE WK.; INV-UPDATES. DT4. 08-04-08 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.

M131441 083W25A 02200 Appr # DT4 Date 9-18-15 Prep Class 019 Prop Code 167
 Situs Address 2120 ROBBINS LN SE #112 Franchise Code 04 Year For: 2016-2017
 Owner MARION E. CRENSHAW/LE & 2016-17

Notes: Inventory 10/14/15

Tags (Cycle) Sales Verification Other: _____
 New Insp: 77,490 New Total: 77,490 MSO Term: 67,920

Seg. Type MA Seg. # 1.1 Method: M04 Class 4D Area 1620 Length 60 Width 27
 Make: GOLDENWEST Model: COUNTRY ESTATE Insulation: GYB/WL Roof Cover: COMP. ASPH/FLY
 Plumbing: BATH2 Heat: HP Fireplace: Inter. Comp.: CKTP-DSP/DW/MICRO.GV Bedrooms: 2
 Year Built: 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp Econ RMV: 43,180
 Adj. Codes: MSLCMD City 6 % Comp Func Econ RMV: 43,180
 Lump Sum Except Code/Year Comments: type of windows

Accessory Improvements

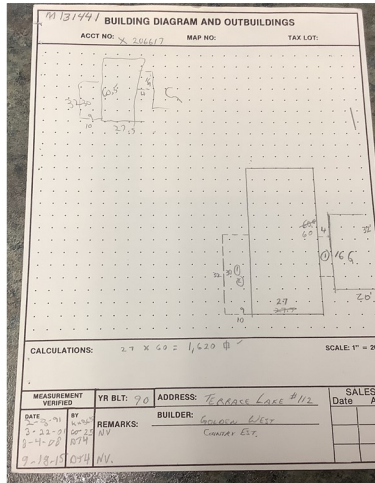
Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 384 Eff Area 384
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp Econ RMV: 4,220
 Lump Sum Except Code/Year Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 270 Eff Area 270
 Length 30 Width 9 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp Econ RMV: 1,980
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 176 Eff Area 176
 Length Width Foundation Ex. Wall BRCK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1990 Eff. Yr. Bilt: 1990
 Cond. P F A G E Adj. Codes RLCM3 % Comp Func Econ RMV: 1,720
 Lump Sum Except Code/Year Comments

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 COMP ASPH/FLY
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1990 Eff. Yr. Bilt: 1990
 Cond. P F A G E Adj. Codes RLCM3 % Comp Func Econ RMV: 26,390
 Lump Sum Except Code/Year Comments



MLS
sky light
P-Plan windows
2/2

new HP
original Dtm

1-3-23
#NV





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131441
MTL: 083W23A002200
MaSaNh/P.Class: 605004/19
MH Acct: 131441

Date Printed: 12/1/2022

Situs: 2120 ROBINS LN SE #112 SALEM, OR 97306

Grantor:
MARION E CRENSHAW RLT &

Grantee:
HOLTMEIER, LORNE

Deed: MS
Accts In Sale: 1
Sale Date: 8/22/2022
Sale Price: 175,000
Code: 0
Ratio: 1464

Total Sale RMV:
Land: 0
OSD:
Imp: 25030
Grand Total: 25030

112,160

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Lorne Phone/email: _____

- Was the property listed on the open market? Days: 132 MLS: 790967 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: Had inspection Fair price

Appraiser: 02 Date: 1/3/23



8-21-15