

Acct ID: 131578 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 59 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142780 Year: ~~2024~~

Last Date Appraised: 01/03/2019 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

2025-26

Owner: MARLYN C & KATHLEEN M LEMPKA TR Roll Type: MS

**2018
MLS #
735303**

Cycle Tag Sales Verification Other: _____ Inspection level: **2** 3 4 LCB TTO INSP AV: 113310

RMV Land: 0 RMV Imp: 164360 RMV Total: 164360 MAV: 113310 MSAV: 0 SAV: 0

Comment: TERRACE LAKE , SPACE #59, MS SERIAL # CE9412, X # X00209059, 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

1994 = GOMAR

Bldg: 1 Code Area: 24010 Stat Class: 467 Year Blt: 1990 Eff Year Blt: ~~1990~~ Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 164360

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
First Floor	6	Finished	1782	3	FB-2	1990	1990	BATH - 2, KIT+, HVAC+, ROOF+, SKRT+	Y <input checked="" type="radio"/>
Garage Detached		Finished	560	0	0	1990	1990	ROOF	Y <input checked="" type="radio"/>

4 (AJ)

1994

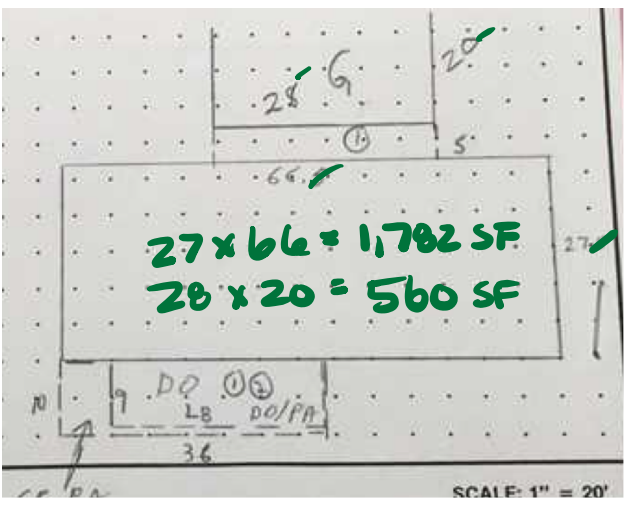
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	252	1990	1441	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	510	1990	3845	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- ENCLOSED BREEZEWAY**
- ROOF APPEARS NEWER IN 2021**
- NEWER EXTERIOR PAINT**



SCALE: 1" = 20'



Sales Verification Form

Date Printed: 11/2/2018

PROP ID: M131578

Inst #: BCD

MTL: 083W23A 02200

FRANCHISE: 02

LAND RMV: \$0

PROP CLASS: 019

IMP RMV: \$93,370

STAT CLASS: T67

TOTAL RMV: \$93,370

ACRES:

SALE PRICE: ~~\$146,500~~

SALE RATIO: 64

SALE TYPE: 00

SALE DATE: 09/04/2018

ADDL PROPS:

SITUS: 2120 ROBINS

SALEM, OR 97306

SELLER NAME: LEE FAM TR &
LEE, CECIL D TRE &
LEE, JANICE E TRE
2120 ROBINS LN SE #59
SALEM, OR 97306

BUYER NAME: MARLYN C & KATHLEEN M LEMP
2120 ROBINS LN SE #59
SALEM, OR 97306

Person Contacted: Kathleen

Buyer Seller (Phone) _____
 Other (Phone) _____

Attempt	Date	Time	Result
1st			
2nd			

- Was the property listed on the open market? Yes / No

Days on Market: 75 MLS #: 735303
- Was other property besides real estate included in the sale (crops, livestock, timber, etc.)?
Description: _____ Value of other property, if known: \$ _____
- Did the seller pay any of your closing costs or any other concessions? \$ _____
- Was the sale between related parties (business or family)?
- Was this a distressed sale (e.g., foreclosure, shortsale, an estate, by court order, etc.)? ?
- Condition at time of sale Poor Fair Avg. Good Excellent
Describe: _____
- Have any improvements been made to the property since time of purchase?
If yes, describe improvements made: _____

Comments _____

*need new Roof ✓
need to Replace Pipny*

overpaid

left everything in Home

Appraiser # 02 Date 1/3/19

M131578 083W23A 02200 Appr #: 02 Date 1/3/19 Prop Class 019 Prop Code T67
 Situs Address 2120 ROBINS LN SE, #59 97306 Franchise Code 02 Year For: 2019-2020
 Owner MARLYN C & KATHLEEN M LEMPKA TR
 Tags Cycle Sales Verification Other: update garage TTO LCB Insp. Pictom. MLS
 Notes: 935303

RMV Land: 0 RMV Imp: 93,370 RMV Total: 93,370 M50 Total: 93,370 NBHD Code: TERRACE
 Seg.Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 6D Area 1782 Eff Area 1782
 Length Width Roof Cover ARCOMP Plumbing BATH2 Heat HP
 Fireplace Inter. Comp: DW;H&F;DSP;OVEN-S;CKTP Bedrooms 3.
 Year Built 1990 Eff. Year Built 1990 Cond. P F A G E
 Adj Codes MSLCMD Qty 6 % Comp ___ Func ___ Econ ___ RMV: 44,940
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 510 Eff Area 510
 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: 4,080
 Lump Sum ___ Except Code/Year ___ Comments ___

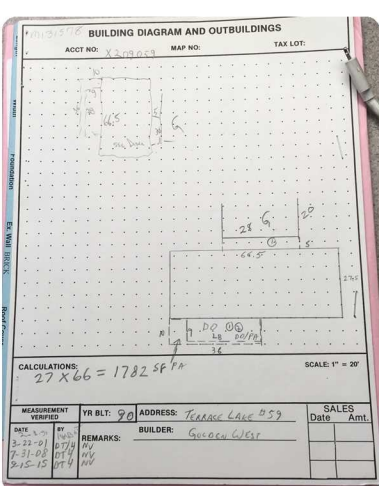
Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 252 Eff Area 252
 Length 28 Width 9 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,340
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 186 Eff Area 186
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1990 Eff. Yr. Blt: 1990
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,320
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type DGU DK MFD STRUCT Seg. # 1.5 Method: R05 Class 3 Area 560 Eff Area 560
 Length 28 Width 20 Foundation Ex. Wall Roof Cover ARCOMP
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1990 Eff. Yr. Blt: 1990
 Cond. P F A G E Adj. Codes RLCM3 % Comp ___ Func ___ Econ ___ RMV: 41,690
 Lump Sum ___ Except Code/Year ___ Comments ___

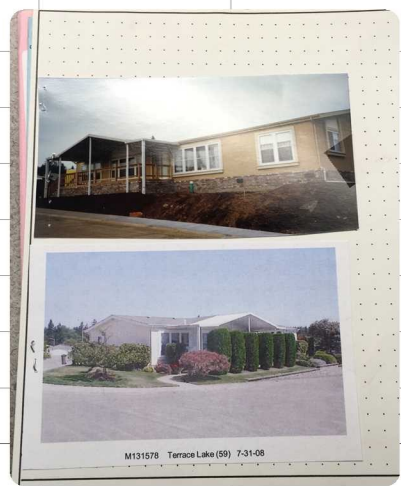
*Original
 need to redo
 water pipes
 need roof on
 garage floor.*



M131578 083W23A 02200 Appr #: _____ Date _____ Prop Class 019 Prop Code T67
 Situs Address 2120 ROBINS LN SE, #59 97306 Franchise Code 02 Year For: 2019-2020
 Owner MARLYN C & KATHLEEN M LEMPKA TR
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 0 RMV Imp: 93,370 RMV Total: 93,370 M50 Total: 93,370 NBHD Code: TERRACE

Segment					Land
Class					
Dim/Size					
Foundation					
Exter Wall					
Wall Height					
Inter Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Electric					
Misc.					
Yr Blt					
Eff Yr					
Cond.					
% Good					
% Comp					
Lump Sum					
Except.Code					



M131578 083W23A 02200 Appr #: _____ Date _____ Prop Class 019 Prop Code T67
 Situs Address 2120 ROBINS LN SE, #59 97306 Franchise Code 02 Year For: 2019-2020
 Owner LEE FAN YU, R. Type Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

Seg. #	Method	Class	Area	ER Area	Length	Width
1	R05	Class 1	1782	ER Area	1782	Width
Accessories						
Seg. # 1.1 Method: R05 Class: 1 Area: 1782 ER Area: 1782 Length: Width: Foundation: Ex. Wall: Roof Cover: METAL Year Built: 1995 ER Year Built: 1995 Cond.: P F A G E % Comp: Econ: RMV: 4,840 Lump Sum: Exempt Code/Year: Comments:						
Accessories Improvements						
Seg. # 1.2 Method: R05 Class: 1 Area: 186 ER Area: 186 Length: Width: Foundation: Ex. Wall: BRKCK. Roof Cover: Year Built: 1995 ER Year Built: 1995 Cond.: P F A G E % Comp: Econ: RMV: 1,820 Lump Sum: Exempt Code/Year: Comments:						
Out Buildings and Skirting						
Seg. # 1.2 Method: MHK Class: 1 Area: 560 ER Area: 560 Length: Width: Foundation: Ex. Wall: BRKCK. Roof Cover: Year Built: 1995 ER Year Built: 1995 Cond.: P F A G E % Comp: Econ: RMV: 1,820 Lump Sum: Exempt Code/Year: Comments:						

Appr Comments -
 by trim, lots of windows on front
 side, siding design varied on front.

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
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Eff Acres Companion Accounts

Zone:

Date _____ Clerk llk **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments mjlw
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____ ts
- Reviewed by lead appraiser/comments _____



8-21-15