

Acct ID: 131580 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 23 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142782 Year: ~~2024~~

Last Date Appraised: 02/06/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2025-26**

Owner: COCHRUN, JOAN Roll Type: MS

**Cycle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 126290

RMV Land: 0 RMV Imp: 254890 RMV Total: 254890 MAV: 126290 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 02.06.24 TS

**2023  
MLS #  
801830**

# 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: 478 - Year Blt: 1990 Eff Year Blt: 1995 Sq.Ft: 1959 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 7, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 254890  
 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	7 -	Finished	1959	3	FB-2	1990	1995	BATH - 2, KIT+, HVAC+, ROOF, SKRT+, BATH+	Exception: Y N
Garage Attached	2	Low Cost	560	0	0	1990	1995	ROOF	Exception: Y <b>(N)</b>

**4(LAJ)**

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	7	418	1995	3219	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	7	55	1995	558	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	7	360	1995	3654	0	Exception: Y N

### Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- VISITED 2/24 FOR SALES VERIFICATION ✓
- EYB INCREASED TO 1995 AT THAT TIME ✓
- SOLD 5/16/23 FOR \$235,000
- ORIGINAL WINDOWS ✓

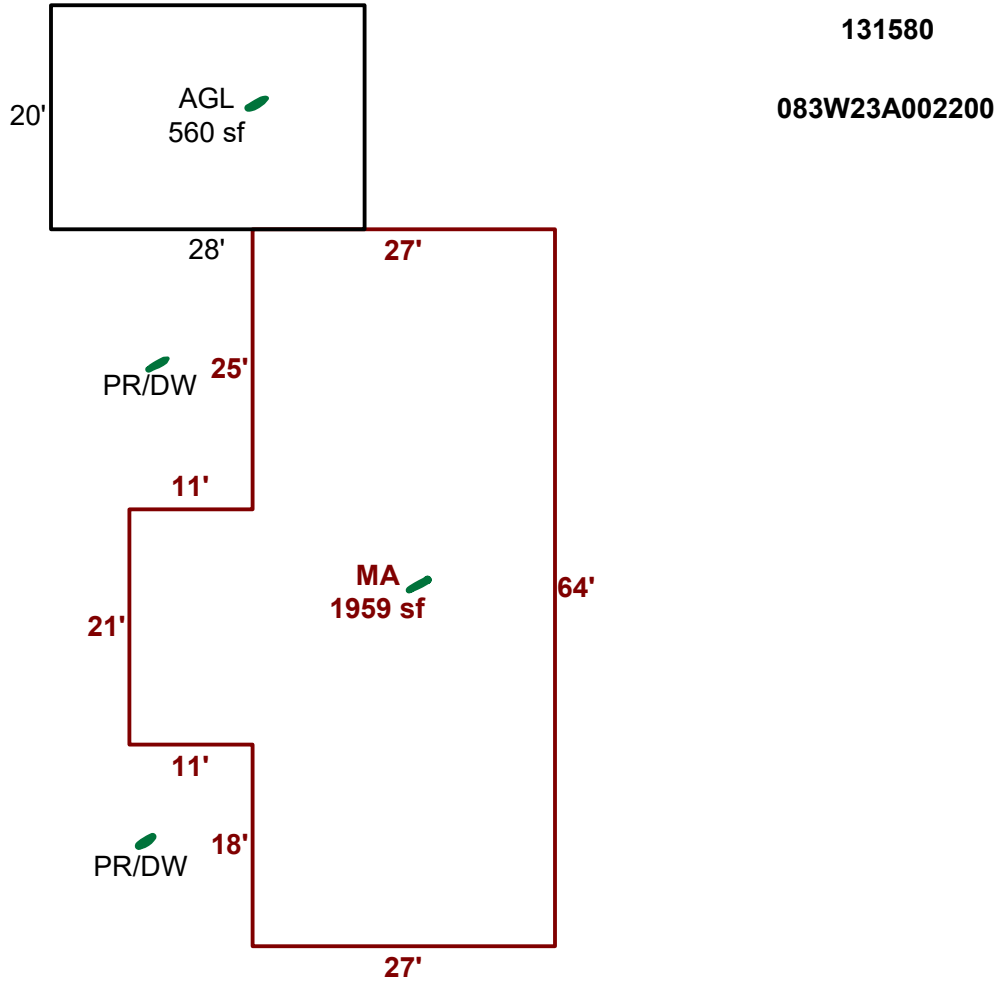


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 131580 Parcel No.: 083W23A002200  
 Property Address: 2120 ROBINS LN SE #23  
 City: SALEM County: 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
GAR	AGL	1.0	560.0	96.0	560.0
MFH	MA	1.0	1959.0	204.0	1959.0

### 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)                      1,959

APEXED BY

lak

Summers Lead Appr:

Clerk:

Lead Clerk:

Appr:

Print Date:

TK 8-8-24

1/3/2024

Acct ID: 131580

MTL: 083W23A002200P1

Date: 7/6/24

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 23 SALEM, OR 97306

MaSaNh: 16 05 004

Unit: 142782

ape

Year: 2024

Last Date Appraised: 09/09/2015

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: COCHRUN, JOAN

Roll Type: MS

Cycle Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 74970

RMV Land: 0

RMV Imp: 74970

RMV Total: 74970

MAV: 126290

MSAV: 0

SAV: 0

Comment: TERRACE LAKE, SPACE #23, MS SERIAL # 11324, X # X00209069, PERSONAL MS

Notations

No notation data available.

update Inv + EYB ID

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 478 - Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1959 % Complete: 100

Desc: MANUF STRUCT, CLASS 7, 36' WIDE TRIPLE/QUAD

Dimensions: RMV: 74970

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	7 -	Finished	1959	3	FB-2	1990	1990	BATH - 2, KIT+, HVAC+, ROOF, SKRT+ Bath+	Y N
Garage Attached	3 -	Low Cost	560	0	0	1990	1990	roo	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	7	418	1990	2391	0	Y N
ROOF EXTENSION OR PATIO COVER	7	55	1990	415	0	Y N
ROOF EXTENSION OR PATIO COVER	7	360	1990	2714	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Red in original w/m.

w/m.



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 131580  
 MTL: 083W23A002200  
 MaSaNh/P.Class: 1605004/19  
 Appraiser: THERESA  
 MS Acct: SWEARINGEN  
 131580

Date Printed: 1/8/2024

Situs: 2120 ROBINS LN SE # 23 SALEM, OR 97306

Grantor:  
STUART, SAMUEL & STUART, ROBIN

Grantee:  
COCHRUN, JOAN

Deed: MS  
 Accts In Sale: 1  
 Sale Date: 5/16/2023  
 Sale Price: 235000  
 Code: 33  
 Ratio: 75

Total Sale RMV:  
 Land:  
 OSD:  
 Imp: 175640  
 Grand Total: 74970

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: Mr. Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: 801830 Redfn 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: \_\_\_\_\_  
\_\_\_\_\_ new Flooring. \_\_\_\_\_  
\_\_\_\_\_

Comments: Sent in letter - need to Buy in a Hurry - sold prior Home  
Fair market

Appraiser: 02 Date: 2/7/24