

lak 10.31.24

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: **ZH 11/1/24**

Print Date: 9/20/2024

Acct ID: 131873 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 29 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 131873 Year: ~~2024~~ **2025-2b**

Last Date Appraised: 04/05/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2023 MLS# 810145**

Owner: CROSBY, ALLEN Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB **TTO** INSP AV: 130720

RMV Land: 0 RMV Imp: 267760 RMV Total: 267760 MAV: 130720 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 04.05.24 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: 478 Year Blt: 1991 Eff Year Blt: 1995 Sq.Ft: 1986 % Complete: 100

Desc: MANUF STRUCT, CLASS 7, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 267760

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	1986	2	FB-2	1991	1995	BATH - 2, FP - 1, KIT+, HVAC+, ROOF+, SKRT+, BATH+	Exception: Y N
Garage Attached		Finished	560	0	0	1991	1995	ROOF	Exception: Y N

4(LAS)

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	7	211	1995	1625	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	7	320	1995	3248	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- **SOLD 11/13/23 FOR \$225,000 / 40 DOM**
- **VISITED 4/24 FOR S.V. - EYB UPDATED AT THAT TIME**
- **NEWER ROOF ✓**
- **WELL MAINTAINED ✓**
- **EYB OK ✓**



SKETCH/AREA TABLE ADDENDUM

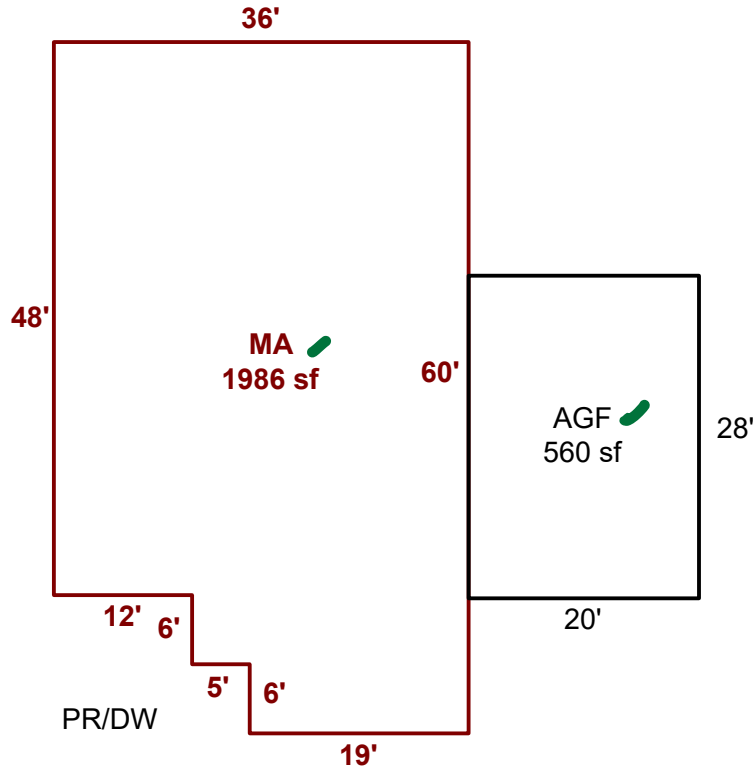
SUBJECT INFO

File No.: 131873 Parcel No.: 083W23A002200
 Property Address: 2120 ROBINS LN SE #29
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

131873

083W23A002200



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	560.0	96.0	560.0
MFH	MA	1.0	1986.0	192.0	1986.0

COMMENT TABLE 1

APEXED BY LK 8-8-24

COMMENT TABLE 2

4-5-24 SV TS

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,986

Acct ID: 131873 MTL: 083W23A002200P1 Date: 4/5/24 Appr: 02 Prop Class: 019 **ts** RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 29 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 131873 **Apex** Year: 2024

Last Date Appraised: 09/14/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: CROSBY, ALLEN Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB 0 INSP AV: 82570

RMV Land: 0 RMV Imp: 82570 RMV Total: 82570 MAV: 130720 MSAV: 0 SAV: 0

Comment: TERRACE LAKE, SPACE #29, MS SERIAL # CE9960, X # X00213038, PERSONAL MS

Notations
 No notation data available. update Inv I/O & EQ B

OSDs
 No OSD data available.

Land
 No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 478 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 1986 % Complete: 100
 Desc: MANUF STRUCT, CLASS 7, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 82570
 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	1986	2	FB-2	1991	1991	BATH - 2, FP - 1, KIT+, SKRT+, ROOF+, HVAC+	Y N
Garage Attached	3	Finished	560	0	0	1991	1991		Y N

Bath + Roof

Accessories

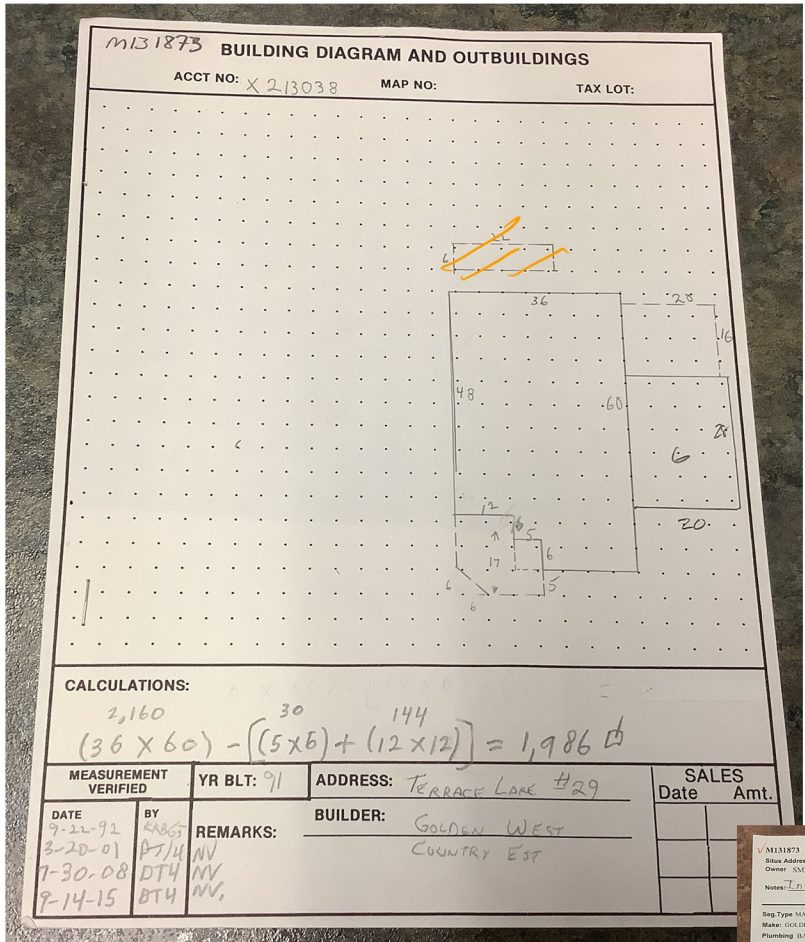
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK Delete	7	132	1991	784	0	Y N
DECK	7	211	1991	1253	0	Y N
ROOF EXTENSION OR PATIO COVER	7	320	1991	2506	0	Y N

1995

Improvements - Accessory Buildings
 No improvement data available for all other stat class types.



photos
 w/m.
 new roof
 M/S
 Soaky Tub, FP
 Finished Garage
 central VAC



V131873 083W21A 02200 Appr # DT4 Date 9-14-15 Prop Class 019 Prop Code 178
 Situs Address 2120 ROBINS LN SE #29 Franchise Code 04 Year For 2015-2016
 Owner: SMITH, THOMAS D R Sales Verification Other: (7-17)
 Notes: 1. no exterior repairs RMV Total: 99,460 MSB Total: 99,460

Seg. Type	MA	Seg. #	1.1	Method	M04	Class	7	Area	196	Eff Area	196	Length	16	Width	16
Make:	GOLDENWEST	Model:	COUNTRY ESTATE	Infinish:	DRY W/L	Roof Cover:	ALUM	Bedrooms:	2	Cond.:	P F A G E	% Comp:	Func:	Econ:	RMV:
Plumbing:	DATE	Heat:	SP	Fireplace:	SGL P	Int. Comp:	W/DRN	DRN/PTN							
Year Built:	1991	Eff. Year Built:	1991	City:	7	% Comp:	Func:	Econ:	RMV:	99,990					
Adj. Codes:	MISC	MEN	CLTY	City:	7	% Comp:	Func:	Econ:	RMV:	99,990					
Lump Sum:		Except Code/Year:		Comments:											
Seg. Type	MD	Seg. #	1.4	Method	R05	Class	3	Area	560	Eff Area	560	Length	28	Width	20
Make:		Model:		Infinish:		Roof Cover:	ALUM	Bedrooms:		Cond.:	P F A G E	% Comp:	Func:	Econ:	RMV:
Plumbing:		Heat:		Fireplace:		Int. Comp:									
Year Built:	1991	Eff. Year Built:	1991	City:	2	% Comp:	Func:	Econ:	RMV:	22,660					
Adj. Codes:	RCLM3	City:	2	% Comp:	Func:	Econ:	RMV:	22,660							
Lump Sum:		Except Code/Year:		Comments:											

Accessory Improvements

Seg. Type	PA	MFD STRUCT	Seg. #	1.3	Method	R05	Class	Area	130	Eff Area	130
Length:	33	Width:	16	Foundation:	Ex Wall	Roof Cover:	METAL				
Roof Style:		Floor:		Plumbing:							
Year Built:	1991	Eff. Year Built:	1991	Cond.:	P F A G E	% Comp:	Func:	Econ:	RMV:	3,650	
Lump Sum:		Except Code/Year:		Comments:							
Seg. Type <th>DF</th> <th>MFD STRUCT</th> <th>Seg. #</th> <th>1.4</th> <th>Method</th> <th>R05</th> <th>Class</th> <th>Area</th> <th>211</th> <th>Eff Area</th> <th>211</th>	DF	MFD STRUCT	Seg. #	1.4	Method	R05	Class	Area	211	Eff Area	211
Length:		Width:		Foundation:	Ex Wall	Roof Cover:					
Roof Style:		Floor:		Plumbing:							
Year Built:	1991	Eff. Year Built:	1991	Cond.:	P F A G E	% Comp:	Func:	Econ:	RMV:	1,410	
Lump Sum:		Except Code/Year:		Comments:							
Seg. Type <th>DF</th> <th>MFD STRUCT</th> <th>Seg. #</th> <th>1.5</th> <th>Method</th> <th>R05</th> <th>Class</th> <th>Area</th> <th>132</th> <th>Eff Area</th> <th>132</th>	DF	MFD STRUCT	Seg. #	1.5	Method	R05	Class	Area	132	Eff Area	132
Length:		Width:		Foundation:	Ex Wall	Roof Cover:					
Roof Style:		Floor:		Plumbing:							
Year Built:	1991	Eff. Year Built:	1991	Cond.:	P F A G E	% Comp:	Func:	Econ:	RMV:	1,000	
Lump Sum:		Except Code/Year:		Comments:							

Out Buildings and Skirting

Seg. Type	MISK	MFD STRUCT	Seg. #	1.2	Method	M04	Class	Area	192	Eff Area	192
Length:		Width:		Foundation:	Ex Wall	BRICK	Roof Cover:				
Roof Style:		Floor:		Plumbing:							
Heat:		Int. Comp.:		Elect.:		Yr. Bld.:	1991	Eff. Yr. Bld.:	1991		
Cond.:	P F A G E	Adj. Codes:		% Comp:	Func:	Econ:	RMV:	1,950			
Lump Sum:		Except Code/Year:		Comments:							

- solid cabs in the kitchen
 skylights,
 - archways
 - architectural complexity (exterior)