

lak 10.22.24

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/24/2024

Acct ID: 320544 MTL: 083W23A000600P1 Date: 9/26/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2155 ROBINS LN SE # 38 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 320544 Year: 2024

Last Date Appraised: 04/05/2024 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: GARCIA, EVER DIAZ

Roll Type: MS

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

AV: 59950

RMV Land: 0 RMV Imp: 107410 RMV Total: 107410 MAV: 59950 MSAV: 0

SAV: 0

Comment: 24-25: SV; L2 04.05.24 TS

uncoded accessory clean up 5-3-23 AG

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: 467 - Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1296 % Complete: 100

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

Dimensions: 48x27 RMV: 107410

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	1296	3	FB-2	1998	1998	BATH - 2, BATH+, KIT-, HVAC+, ROOF, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	240	1998	2270	0	Y N
GARDEN SHED	6	80	1998	0	0	Y N
ROOF EXTENSION OR PATIO COVER	6	300	1998	3741	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

M/C

done in sales

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 320544 Parcel No.: 083W23A000600
 Property Address: 2155 ROBINS LN SE #38
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

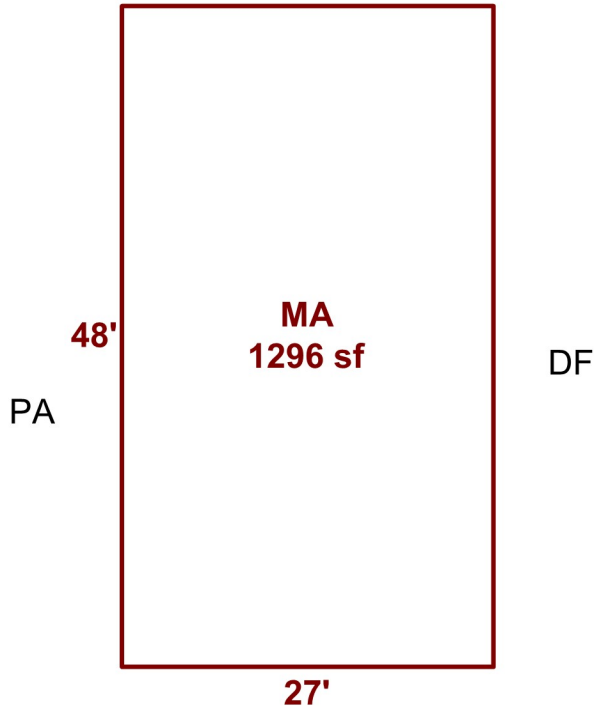
SKETCH

320544

083W23A000600

FENCED YARD

MP 8X10



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1296.0	150.0	1296.0

COMMENT TABLE 1

DRAWN BY LK 4.19.24

COMMENT TABLE 2

4.5.24 SV TS

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,296
-------------	-----	---	-----------	-------

Summary Lead Appr: _____ Clerk: lak Lead Clerk: _____ Appr: _____ Print Date: 3/18/2024

Acct ID: 320544 MTL: 083W23A000600P1 Date: 4/5/24 Appr: 02 Prop Class: 019 **ts** RMV Prop Class: 019

Situs: 2155 ROBINS LN SE # 38 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 320544 **Apex** Year: 2024 **LK**

Last Date Appraised: 01/03/2019 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:
 Owner: GARCIA, EVER DIAZ Roll Type: MS
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 59950
 RMV Land: 0 0 RMV Imp: 67660 RMV Total: 67660 MAV: 59950 MSAV: 0 SAV: 0
 Comment: uncoded accessory clean up 5-3-23 AG

Notations imp to go 7/10
 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: 467 - Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1296 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 48x27 RMV: 67660
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

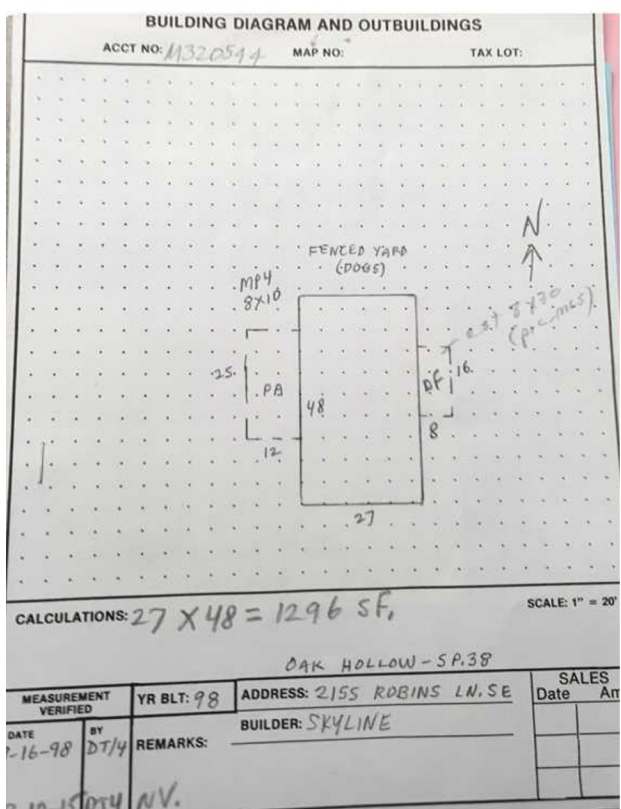
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6 -	Finished	1296	3	FB-2	1998	1998	SKIRT, ROOF, HVAC+, KIT-, BATH - 2, BATH+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	240	1998	2270	0	Exception: Y N
MULTI-PURPOSE BUILDING <u>ap</u>	6	80	1998	1363	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	300	1998	3741	0	Exception: Y N

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



Fresh Paint

M320544 083W23A 00600 Appr #: 02 Date 1/3/19 Prop Class 019 Prop Code T67
 Situs Address 2155 ROBINS LN SE, #38 97306 Franchise Code 02 Year For: 2019-2020

Owner BURDETTE, BENJAMIN A

Tags Cycle Sales Verification Other: M/C TTO LCB Insp. Pictom. MLS

Notes: _____

RMV Land: 0	RMV Imp: 51,420	RMV Total: 51,420	M50 Total: 51,420	NBHD Code: A
Seg. Type MA	MFD STRUCT	Seg. # 1.1	Method: M04 Class 6D	Area 1296 Eff Area 1296
Length 48	Width 27	Roof Cover COMP	Plumbing BATH2;GRDNTUB	Heat HP
Fireplace	Inter. Comp: DW;H&F			Bedrooms 3
Year Built 1998	Eff. Year Built 1998	1996	Cond. P F A G E	
Adj Codes MSLCMD;MSD-QLTY	Qty 6	% Comp	Func	Econ
Lump Sum	Except Code/Year	Comments	aj - dm RMV: 45,530	

Accessory Improvements

Seg. Type PA	MFD STRUCT	Seg. # 1.3	Method: R05 Class	Area 300 Eff Area 300
Length 25	Width 12	Foundation	Ex. Wall	Roof Cover METAL
Roof Style	Floor	Plumbing		
Year Built 1998	Eff. Year Built: 1998	Cond. P F A G E	% Comp	Econ
Lump Sum	Except Code/Year	Comments	RMV: 3,200	

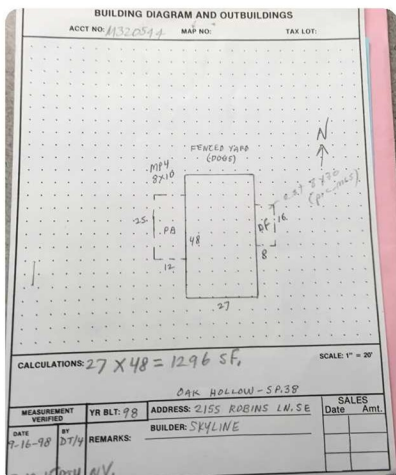
Seg. Type DF	MFD STRUCT	Seg. # 1.4	Method: R05 Class	Area 240 Eff Area 240
Length 30	Width 8	Foundation	Ex. Wall	Roof Cover
Roof Style	Floor	Plumbing		
Year Built 1998	Eff. Year Built: 1998	Cond. P F A G E	% Comp	Econ
Lump Sum	Except Code/Year	Comments	RMV: 1,710	

Out Buildings

Seg. Type MHSK	MFD STRUCT	Seg. # 1.2	Method: M04 Class	Area 150 Eff Area 150
Length	Width	Foundation	Ex. Wall WOOD	Roof Cover
Roof Style	Floor	Plumbing		
Heat	Int. Comp.	Elect.	Yr. Blt. 1998	Eff. Yr. Blt: 1998
Cond. P F A G E	Adj. Codes	% Comp	Func	Econ
Lump Sum	Except Code/Year	Comments	RMV: 980	

Seg. Type MP	MULTIPURPOSE B	Seg. # 2.1	Method: F;F Class 4	Area 80 Eff Area 80
Length 10	Width 8	Foundation	Ex. Wall	Roof Cover COMP
Roof Style	Floor DIRT	Plumbing		
Heat	Int. Comp.	Elect.	Yr. Blt. 1998	Eff. Yr. Blt: 1998
Cond. P F A G E	Adj. Codes FLCM	% Comp	Func	Econ
Lump Sum	Except Code/Year	Comments	RMV: 0	

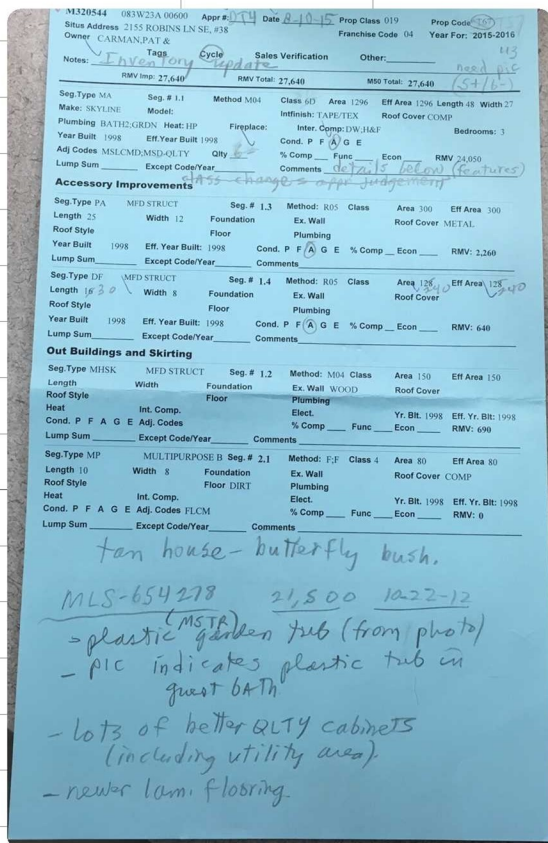
*Paint Peeling on Door Frame & trim.
 Deck showing age.
 over all showing age.*



M320544 083W23A 00600 Appr #: _____ Date _____ Prop Class 019 Prop Code T67
 Situs Address 2155 ROBINS LN SE, #38 97306 Franchise Code 02 Year For: 2019-2020
 Owner BURDETTE, BENJAMIN A
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS

Notes: _____
 RMV Land: 0 RMV Imp: 51,420 RMV Total: 51,420 M50 Total: 51,420 NBHD Code: A

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			



Land Segments

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts

Zone:

Date _____ Clerk lk **ROUTING SLIP**

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

Data entry reviewed by/comments mj _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____

Reviewed by lead appraiser/comments _____



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 320544
 MTL: 083W23A000600
 MaSaNh/P.Class: 1705000/19
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 320544

Date Printed: 3/18/2024

Situs: 2155 ROBINS LN SE # 38 SALEM, OR 97306

Grantor:
HILGENDORF, MICHAEL & HILGENDORF, SHALOM

Grantee:
GARCIA, EVER DIAZ

Deed: **Total Sale RMV:**
Accts In Sale: **Land:**
Sale Date: 10/13/2023 **OSD:**
Sale Price: 50,000 **Imp:**
Code: 0 **Grand Total:** 67660
Ratio: 135

Attempt	Date/Time	Reason
1 st	4/5/23 9:50	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: _____ 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:

Appraiser: 02 Date: 4/11/24



M320544 8-10-15



1/3/19



M320544 8-10-15