

lak 10.22.24

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

Acct ID: 320709 MTL: 083W23A000600P1 Date: 9/26/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2155 ROBINS LN SE # 13 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 320709 Year: 2024

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

Owner: BRADSHAW, JULIANNE M Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 70240

RMV Land: 0 RMV Imp: 112820 RMV Total: 112820 MAV: 70240 MSAV: 0 SAV: 0

Comment: 24-25: SV; L2 02.06.24 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: 457 - Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 112820

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	5 -	Finished	1782	3	FB-2	1998	1998	BATH - 2, FP - 1, KIT-, ROOF, SKIRT, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	128	1998	1211	0	Y N
GARDEN SHED	5	80	1998	0	0	Y N
ROOF EXTENSION OR PATIO COVER	5	300	1998	3741	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

M/C

done in sales

25.26

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 320709 Parcel No.: 083W23A000600
 Property Address: 2155 ROBINS LN SE #13
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

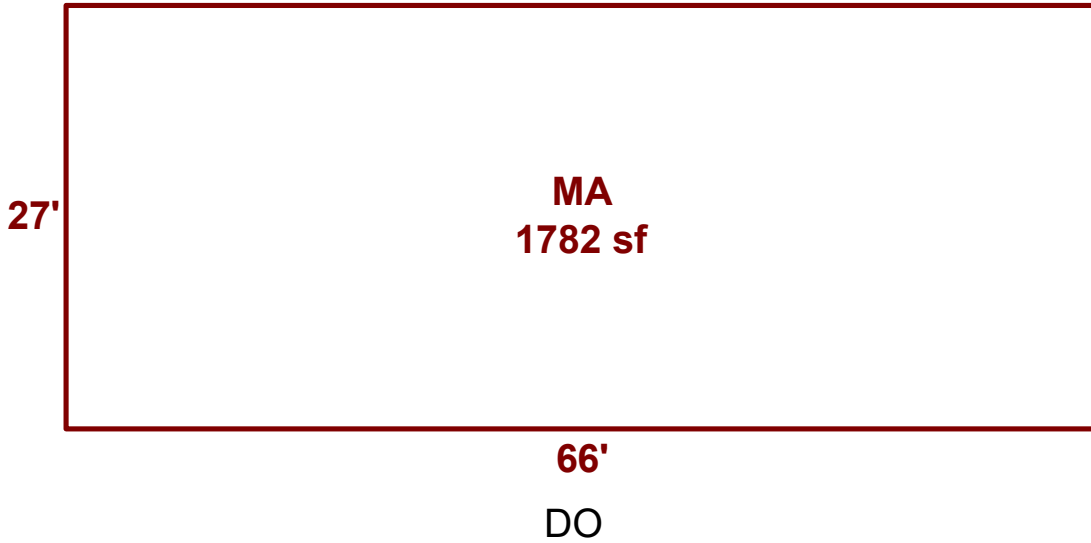
SKETCH

320709

083W23A000600

GS 8X10

PR



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1782.0	186.0	1782.0

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)	1,782
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APEXED BY

lak

Summary LK 8:8:24 Clerk: Lead Appr: Lead Clerk: Appr: Print Date: 1/3/2024

Acct ID: 320709 MTL: 083W23A000600P1 Date: 2/6/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

Situs: 2155 ROBINS LN SE # 13 SALEM, OR 97306 MaSaNh: 16 05 000 Unit: 320709 ape Year: 2024

Last Date Appraised: 08/10/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: BRADSHAW, JULIANNE M Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 70240

RMV Land: 0 RMV Imp: 71290 RMV Total: 71290 MAV: 70240 MSAV: 0 SAV: 0

Comment: uncoded accessory clean up 5-3-23 AG

Notations

update Heat & mpt to go 5/10

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: 457 - Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1782 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 71290
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Table with columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Row 1: First Floor, 5 - Finished, 1782, 3, FB-2, 1998, 1998, BATH - 2, FP - 1, KIT-, HVAC-, ROOF, SKIRT, Exception: Y N

Accessories

Table with columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Rows: DECK (5, 128, 1998, 1211, 0, Exception: Y N), MULTI-PURPOSE BUILDING (5, 80, 1998, 722, 0, Exception: Y N), ROOF EXTENSION OR PATIO COVER (5, 300, 1998, 3741, 0, Exception: Y N)

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Sid mpt to go paint soon



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 1/8/2024

Appraiser Sales Verification From

Primary Acct: 320709
MTL: 083W23A000600
MaSaNh/P.Class: 1605000/19
Appraiser: THERESA
MS Acct: SWEARINGEN
320709

Situs: 2155 ROBINS LN SE # 13 SALEM, OR 97306

Grantor:
RYBKA, JASON MICHAEL

Grantee:
BRADSHAW, JULIANNE M

Deed: MS
Accts In Sale: 1
Sale Date: 4/20/2023
Sale Price: 80000
Code: 0
Ratio: 143

Total Sale RMV:
Land:
OSD:
Imp: 114230
Grand Total: 71290

Attempt	Date/Time	Reason
1 st	2/6/24 12:20	LCB
2 nd		

Contact: Julianne Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: _____ Y N
- Was property other than real estate included in the sale? *For sale By owner* Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y
- 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: *overpaid \$15,000 +*
sidney needs work & in side need paint & floors

Appraiser: 02 Date: 2/6/24

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M320709 MAP NO: _____ TAX LOT: _____

CALCULATIONS: 27 x 66 = 1782 SF. SCALE: 1" = 20'

OAK HOLLOW - SP. 13

MEASUREMENT VERIFIED	YR BLT: <u>98</u>	ADDRESS: <u>2155 Robins Ln, S.E.</u>	SALES Date	Amt.
DATE BY	REMARKS:	BUILDER: <u>Skyline</u>		
<u>7-11-98</u> <u>DTH</u>				
<u>7-29-98</u> <u>DTH</u>	<u>NV</u>			
<u>8-10-98</u> <u>DTH</u>	<u>NV-CYCL</u>			



M320709 083W23A 00600 Appr # 014 Date 8-10-15 Prop Class 019 Prop Code TR T S T

Site Address 2155 ROBINS LN SE, #13 Franchise Code 04 Year For: 2015-2016

Owner RYBKA, JASON MICHAEL

Notes: Inventory update Tags cycle Sales Verification Other:

RMV Tot: 34,770 RMV Tot: 34,770 MSO Tot: 34,770

Seg. Type MA Model Method 504 Class 504 Area 1782 Eff Area 1782 Length 66 Width 27
 Make: SKYLINE Model: Infill/PA/TEX Roof Cover COMP

Plumbing BATH2 Heat: FA Fireplace: SOL-P Inter. Copr: LW-1&F Bedrooms: 3
 Year Built 1998 Eff. Year Built 1998 Cond. P F A G E % Comp Econ RMV 11,020

Adj Codes: MFLCM, DMED, SLD, QLV, QLV 5C % Comp Econ RMV 11,020
 Lump Sum Except Code/Year Comments retaining wall

Accessory Improvements appr judgement

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 RMV: 2,260
 Lump Sum Except Code/Year Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 128 Eff Area 128
 Length 16 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 RMV: 640
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 186 Eff Area 186
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bld. 1998 Eff. Yr. Bld: 1998
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 850
 Lump Sum Except Code/Year Comments

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. Bld. 1998 Eff. Yr. Bld: 1998
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 0
 Lump Sum Except Code/Year Comments



M320709 8-10-15



M320709 8-10-15