

Acct ID: 132685 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019
 Situs: 2120 ROBINS LN SE # 53 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 143337 Year: ~~2024~~ **2025-26**
 Last Date Appraised: 02/03/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2019**
 Owner: RICE, ARLENE & RICE, TERRY E Roll Type: MS
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **D** 4 LCB TTO INSP **MLS #** AV: 136190
 RMV Land: 0 RMV Imp: 181680 RMV Total: 181680 MAV: 136190 MSAV: 0 **751009** SAV: 0
 Comment: TERRACE LAKE, SPACE #53, MS SERIAL # 51926, X # X00226177, Home ID 275165, 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

Bldg: 1 Code Area: 24010 Stat Class: 468 + Year Blt: 1976 Eff Year Blt: 1986 Sq.Ft: 2496 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 181680
 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	2496	3	FB-2	1976	1986	BATH - 2, FP - 1, KIT-, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Detached	3	Unfinished	576	0	0	1990	1990 1986	ROOF	Exception: Y N

4(LAS)

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	274	1986	1206	0	Exception: Y N
DECK	6	621	1986	2484	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	274	1986	1589	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	621	1986	3602	0	Exception: Y N

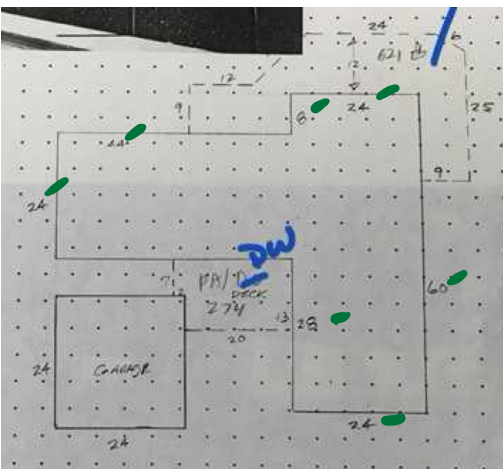
Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- ROOF & EXT. PAINT HOLDING UP WELL
- EYB OK
- WELL MAINTAINED



• 24 x 60 = 1,440
 • 44 x 24 = 1,056
 2,496 ✓



24 x 24 = 576

M132685 083W23A 02200 Appr #: 02 Date 2/3/2020 Prop Class 019 Prop Code T68
 Situs Address 2120 ROBINS LN SE, #53 Year For: 2020-2021
 Owner RICE, ARLENE & P Fran Code 02
 Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS
 Notes: update inv. Add Pt 751009

RMV Land: 0 RMV Imp: 122,960 RMV Total: 122,960 M50 Total: 121,020 NBHD Code: TERRACE
 Seg. Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 6T Area 2496 Eff Area 2496
 Length Width Roof Cover ARCOMP Plumbing BATH2- Heat HP
 Fireplace SGL-E Inter. Comp: DW: DSP; H&F micro Bedrooms 3
 Year Built 1976 Eff. Year Built 1986 Cond. P F A G E
 Adj Codes MSLCMT Qty 6+ % Comp ___ Func ___ Econ ___ RMV: 66,010
 Lump Sum ___ Except Code/Year ___ Comments Aj

Accessory Improvements

Seg. Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 274 Eff Area 274
 Length DW Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,600
 Lump Sum ___ Except Code/Year ___ Comments w/ Rails

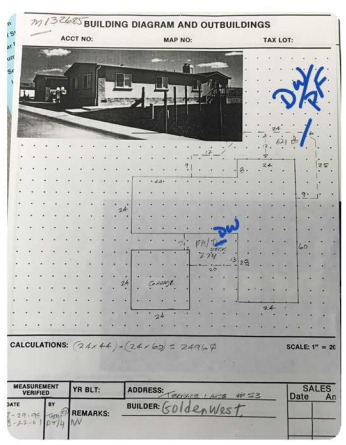
Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 621 Eff Area 621
 Length DW Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 3,030
 Lump Sum ___ Except Code/Year ___ Comments w/ Rails

Seg. Type PA MFD STRUCT Seg. # 1.5 Method: R05 Class Area 274 Eff Area 274
 Length Width Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1995 Eff. Year Built: 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 2,400
 Lump Sum ___ Except Code/Year ___ Comments

Out Buildings

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 256 Eff Area 256
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1990
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,580
 Lump Sum ___ Except Code/Year ___ Comments

Seg. Type DGU MFD STRUCT Seg. # 1.6 Method: R05 Class 3 Area 576 Eff Area 576
 Length 24 Width 24 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: 48,340
 Lump Sum ___ Except Code/Year ___ Comments



mcs
3/2
 updated Kitchen
 + App Lighted
 Pantry, GAS FP
 Pictures
 updated K. & Abs
 tile BS

More of 6+
 Lots of windows &
 French Doors - 2 sets

Mossy Roof
 Windows
 Clear.



Sales Verification Form

Date Printed: 10/30/2019

PROP ID: M132685 **Inst #:** BCD
 

MTL: 083W23A 02200 **FRANCHISE:** 02
LAND RMV: \$0 **PROP CLASS:** 019
IMP RMV: \$122,960 **STAT CLASS:** T68
TOTAL RMV: \$122,960 **ACRES:**
SALE PRICE: \$180,000 **SALE RATIO:** 68
SALE TYPE: 33 **SALE DATE:** 08/15/2019

ADDL PROPS:
SITUS: 2120 ROBINS LN SE, #53
 SALEM, OR 97306

SELLER NAME: GROTH, JOHN W SR &
 GROTH, DEBORAH
 2120 ROBINS LANE SE #53
 SALEM, OR 97306

BUYER NAME: RICE, ARLENE &
 RICE, TERRY E
 2120 ROBINS LN SE #53
 SALEM, OR 97306

Person Contacted: Terry
 Buyer **Seller** (Phone) _____
 Other (Phone) _____

Attempt	Date	Time	Result
1st			
2nd			

- Was the property listed on the open market? Yes / No
 Days on Market: 51 MLS #: 751009 Wooded Park
- 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: Feld pad Fair

Comments _____

Appraiser # 02 **Date** 2/3/2020