

M133730 083W23A 02100 Appr #: 02 Date 4/26/21 Prop Class 019 Prop Code T57
 Situs Address 2000 ROBINS LN SE, #4 Franchise Code 02 Year For: 2021-2022
 Owner EDENFIELD, ERIC B
 Tags Cycle Sales Verification Other: updates Drog Add DW TTO LCB Insp. Pictom. MLS
 Notes: 764138
 RMV Imp: 61,680 RMV Total: 61,680 M50 Total: 52,410 Nbh Code: A

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1512 Eff Area 1512 Length 56 Width 27
 Make: HOMEBUILDE Model: Intfinish: DRYWL Roof Cover COMP?
 Plumbing BATH2 Heat: AC ✓ Fireplace: Inter. Comp: DW;H&F Bedrooms: 3
 Year Built 1997 Eff. Year Built 1997 Cond. P F A G E
 Adj Codes MSLCMD Qty 57 % Comp ___ Func ___ Econ ___ RMV: 54,880
 Lump Sum ___ Except Code/Year ___ Comments A j

Accessory Improvements

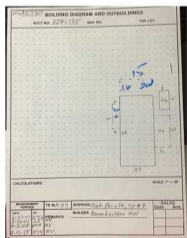
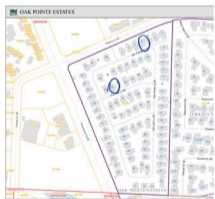
Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 300 Eff Area 300
 Length 25 Width 12 Foundation Ex. Wall Roof Cover METAL
 Roof Style Floor Plumbing
 Year Built 1997 Eff. Year Built: 1997 Cond. P F A G E % Comp ___ Econ ___ RMV: 3,020
 Lump Sum ___ Except Code/Year ___ Comments

Seg.Type DF DW MFD STRUCT Seg. # 1.4 Method: R05 Class Area 120 Eff Area 120
 Length 20 Width 6 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1997 Eff. Year Built: 1997 Cond. P F A G E % Comp ___ Econ ___ RMV: 800
 Lump Sum ___ Except Code/Year ___ Comments

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 166 Eff Area 166 ✓
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1997 Eff. Yr. Blt: 1997
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,020
 Lump Sum ___ Except Code/Year ___ Comments

Seg.Type GS RESIDENTIAL Seg. # 2.1 Method: R05 Class Area 120 Eff Area 120 ✓
 Length 15 Width 8 Foundation Ex. Wall Roof Cover COMP ✓
 Roof Style Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1997 Eff. Yr. Blt: 1997
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 1,960
 Lump Sum ___ Except Code/Year ___ Comments



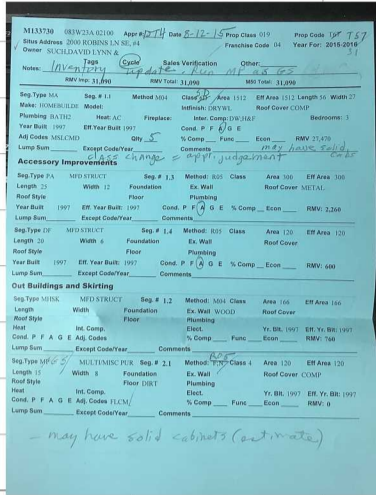
v. windows - Replaced.

*Per Pack Manager
 needed
 some repair.*

*MLS
 French Doors
 AC
 new carpet
 good roof
 P. chies
 Lots of deck
 w/ kit
 tile shower
 Cabs in Land.*

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Segment	DW								Land
Class									
Dim/Size	15X16								
Foundation									
Exter Wall									
Wall Height									
Inter Finish									
Roof Cover									
Roof Style									
Flooring									
Plumbing									
Electric									
Misc.									
Yr Blt									
Eff Yr	2018								
Cond.									
% Good									
% Comp									
Lump Sum									
Except. Code	New								



Land Segments

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts

Date _____ Clerk lk **ROUTING SLIP**

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

Data entry reviewed by/comments 6-16-21

Appraiser response 02 TS 6-21-21 7-15-21

Reviewed by lead appraiser/comments _____



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification Form

Account: 133730
MaSanh/Appr#: 605000/02
Date Printed: 3/24/2021

Situs: 2000 ROBINS LN SE SALEM, OR 97306 **Unit:** #4
Details: OAK POINTE ESTATES, SPACE #4, MS SERIAL # 1425, X # X00241135, PERSONAL MS

Grantor:
EDENFIELD, ERIC B,

Grantee:
NACUA, MILAGROS NACUA, MARK

Sale Date: 7/2/2020 **Imp RMV:** 65840
Sale Price: 89,900 **Total RMV:**
Code: 0 **Ratio:** 0.73
Brand: HOMEBUILDER **Model:**

Attempt	Date/Time	Reason
1 st	7/26/21 11:46	LCB
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 17 MLS: 76 41 38 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: _____ Date: _____



4/26/21



M133730 8-12-15