				lak 11.2	21.24					
Summary	Lead Appr:		_ Clerk:		Lead Cle	erk:		Appr:		Print Date:
				44/00/0	4					10/2/2024
Acct ID: 1303	17 MTL: (083W23D000100	OP1 Dat	te: 11/20/24	4 Appr:_		Prop Cla	ass: 019	RMV Pro	p Class: 019
Situs: 2120	ROBINS LN SE # 168	SALEM, OR 9730	06		MaSaNh: 1	7 05 004	Unit: 13	0317		Year: 2024
Last Date	Appraised: 09/21/20	020 Appraise	er: THERESA S	WEARINGEN	Retag: Y	N Ta	ag info:			
Owner: PATT	ISON, JOHN ERIK	SR							Ro	oll Type: MS
Cycle Tag	Sales Verification	Other:		Inspection lev	el: 1 2 3 4	4 LCB	TTO INSP		AV: 785	20
RMV Land: 0	RMV	Imp: 198850	RMV Tota	al: 198850	MAV: 785	20	MSAV: 0		SAV: 0	
Comment: TE	RRACE LAKE , SPACI	E #168B, MS SERIA	AL # ORFLGH2	2AG114805902,	X # X0018797	8, PERSON	AL MS			
Votations				Done	e in cycle N	J/C				
lo notation da	ta available.			Don	o in cycle 1	1/ C				
OSDs										
lo OSD data a	available.									
Land										
lo land data a	vailable.									
mproveme	nts - Residence	/ Manufacture	ed Structui	res						
Bldg: 1 C	ode Area: 24010	Stat Clas	s: 457 +	Year Blt	:: 1986 Eff \	ear Blt:	1996 Sq.Ft	: 1559	% Co	mplete: 100
Desc: MAN	IUF STRUCT, CLAS	S 5, 26' THROUG	GH 28' WIDE	DOUBLE		[Dimensions: 28x2	20 RMV: 1	198850	
Func Ob	osc: 100 Eco	on %: 100	Other %: 100) Ex	ception: 0	1	Adjust:	Adjust RMV: 0)	
loors							,	J		
уре -	Class		loor Beds Size	Baths Yr B	lt Eff Yr Blt	Inventor	у			
irst Floor	5 +	-	1559 3	FB-2 198	6 1996	BATH - 2,	, KIT, HVAC+, RO	OF+, SKRT+	Ex	ception: Y N
Garage Attache	d 3	Finished	560 0	0 198	6 1996				Ex	cception: Y N
Accessories										
Description				Class Siz	e SqFt Ef	f Yr Blt	RMV	Quantity		

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ENCLOSED PORCH	3	270	1996	3078	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	160	1996	1763	1	Exception: Y N

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

Appr #: $Date \frac{9/21/20}{Prop Class} 019$ Prop Code T57 **M130317** 083W23D 00100 Franchise Code 02 Year For: 2020-2021 Situs Address 2120 ROBINS LN SE, #168 Owner ZAFFINA, PATRICIA & TTO 🔳 LCB 🔳 Insp. 📝 Pictom. 🥖 MLS Tags Cycle (Sales Verification) Other: up dale on Notes: RMV Imp: 105,590 RMV Total: 105,590 M50 Total: 71,870 Nbh Code: TERRACE Area 1539 Eff Area 1639 Length 57 Width 27, Seg.Type MA Seg. # 1.1 Method M04 Class 5D Model: AMERICAN MANSION Make: FLEETWOOD Intfinish: DRYWL Roof Cover ARCMP > Heat: Fireplace: Plumbing BATH2. Inter. Comp: OVEN-S; CKTP; DW; DSP; H Bedro Eff. Year Built 1988 \996 Cond. P F A G E Year Built 1986 Qltv 5 + **Econ** ____ **RMV**: 49,970 Adj Codes MSLCMD % Comp ___ Func Comments $H_{\downarrow} - \omega . m$ Lump Sum _____ Except Code/Year_ Seg.Type AGy Seg. # 1.3 Method R05 Class 3 Area 560 Eff Area 560 Length 28 Width 20 Make: Model: Intfinish: **Roof Cover ARCMP** Heat: Inter. Comp: **Plumbing** Fireplace: **Bedrooms:** Eff. Year Built 1986 199 U Cond. P F A G E Year Built 1986 QIty_ % Comp ____ Func ___ Econ ___ RMV:48,970 Adj Codes RLCM3 Lump Sum _____ Except Code/Year_ Comments A **Accessory Improvements** Seg. # 1.4 Method: R05 Class Seg.Type EP MFD STRUCT Area 270 Eff Area 270 Width 9 **Foundation** Ex. Wall Length 30 **Roof Style** Floor **Plumbing** Eff. Year Built: 1986 1994 Cond. P F A G E % Comp __ Econ ___ RMV: 5,310 **Year Built** _ Except Code/Year_____ Comments______ Lump Sum_ **Out Buildings and Skirting** Seg.Type MHSK Method: M04 Class **Area** 169 Eff Area 169 MFD STRUCT Seg. # 1.2 Length Width **Foundation** Ex. Wall BRICK **Roof Cover Roof Style** Floor **Plumbing** Eff. Yr. Blt: 1986 Heat Int. Comp. Elect. Yr. Blt. Cond. P F A G E Adj. Codes % Comp ____ Func ___ Econ __ **RMV: 1,340** Lump Sum _____ Except Code/Year Comments Stup drawn Calo in Bally control of the state of the stat pichures Looks or is, Clearly New work of Finished Anders correction made

Class Dim/Size Foundation Exter Wall Wall Height Inter Finish Roof Cover Roof Style Flooring Plumbing Electric Misc. If Bit Eff Yr Cond. Good Good Good Good Good Sexept.Code Lump Sum Except.Code Land Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code	M130317	083W23D 0	0100 Appr	#:	Date		Prop Class	019	Prop Cod	e T57
Tags Cycle Sales Verification Other: TO LCB Insp. Pletom. IMLS Notes: INDIVIDED INSPECTION IN INDIVIDED IN INDIVIDUAL INTERPRICE IN INDIVIDUAL INTERPRICE IN INDIVIDUAL INTERPRICE IN INDIVIDUAL INTERPRICE			,	168		ı	Franchise (Code 02	Year For:	2020-2021
RMV Imp: 105,590 RMV Total: 105,590 M50 Total: 71,870 Nbh Code: TERRACE Segment PA		100		Other:_			■ TTO [LCB	Insp. Picto	om. 🔳 MLS
Segment Class Dim/Size SV 20 Dim/Size SV 20 Dim/Size Size Wall Wall Height Inter Finish Roof Cover Roof Style Sidoring Dimbing Electric Alisc. (r Bit Eff Yr Cond. (6 Good (6 Comp Lump Sum Except.Code Dimbing Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response 22 75 7-15-21			DMV Tatala 4 0 =		MCO Tatala			llala On de		
Class Dim/Size Foundation Exter Wall Wall Height Roof Cover Roof Style Flooring Plumbing Electric Alisc. Fr Bit Eff Yr 1956 Cond. A Good A Comp Lump Sum Except.Code Flooring Except.Code Flooring Flooring Plumbing Electric Alisc. Fr Bit Fif Yr 1956 Found. A Good Found. A Good Found Flooring Flooring Plumbing Electric Alisc. Fr Bit Fif Yr 1956 Found Fif Acres Fr Bit Fif Yr 1956 Found Fif Acres Found Flooring Floorin	HIV IMP: 105,	,590	HIMIV TOTAL: 105	,590	M50 Total:	71,870	<u></u>	ibn Code:	TERRACE	
Dim/Size Foundation Exter Wall Wall Height Inter Finish Roof Cover Roof Style Flooring Plumbing Electric Alisc. Fr Bit Eff Yr Cond. Good Good Good Good Good Good Good G	Segment	PA		MIDISTY GOVERN	Down 1 2 2 2 2					Land
Exter Wall Wall Height Inter Finish Roof Cover Roof Style Rooring Plumbing Electric Alisc. Ar Bit Eff Yr Cond. A Good A Comp Lump Sum Except.Code Social Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response 2 73 7-15-21	Class	1 (-)		Sina Address 2120 PMC Owner HISDER ELDON Andrew Miller HISDER ELDON Miller Mill	## Committee Com	ng Code 137 / 7 nr Farr, 2845-8946- 2 CO (6-17				
Exter Wall Wall Height Inter Finish Roof Cover Roof Style Rooring Plumbing Electric Alisc. Ar Bit Eff Yr Cond. A Good A Comp Lump Sum Except.Code Social Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response 2 73 7-15-21	Dim/Size	8X2)	Please and Control of the Control of	New 19	11 Defension 3 W 3 Auto 12 M 4 Auto 12 M 5 Auto 12 M 6 Auto 12 M 7 Auto 12 M				
Wall Height Inter Finish Roof Cover Roof Style Rooring Plumbing Rectric Rist Reff Yr Cond. Ref Good Ref Comp Lump Sum Except.Code Response Rooring Roo	Foundation	0 100		Ad Code BLCAD Limp San Excel Accessory Engroves Per Type PA Length 32 But Sink	Ther Dutil 1995. Count. P.Y. G. 8 Gry _ Score _ Fand _ Eco RE Growners Fronts EXT	MY 21,500 DR Area 120 MITAL				
Inter Finish Roof Cover Roof Style Flooring Plumbing Electric Misc. A Good A Good A Comp Lump Sum Except.Code Land Segments Seg. No Description Schedule ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response Appraiser response 2 75 7-15-21	Exter Wall			Ven Built ERL Y Lump Burn Ence Seg Type DF MED XTDL Length 10 MED XTDL Roof Boyle Year Built ERL Y	Poor Poor Poor Poor Poor Poor Poor Poor	700V: 2,500 20 C St. C				
Roof Cover Roof Style Flooring Plumbing Flectric Misc. A Fir Bit Fif Yr 950 Cond. A Good A Comp Lump Sum Except.Code Land Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code Fif Acres Companion Accounts ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response 02 75 7-15-21	Wall Height			Lump Sum Brief Out Buildings and Shi Sng. Type 5015X Length Width Roof Style Heat Lond. P.F.A. G. See Lond. P.F.A. G. See	st Copinion Comments of Copin II F P Irring DYTALCT Sep. F 12 Nethod: NOI Class Foundation Ex. Well SIGCK Roof Cover Floor Phonology One. Boot Yr. Bit.	ETT Area (4) ETT Area (4)				
Roof Style Flooring Plumbing Electric Misc. If Blt Eff Yr 1956 Cond. Good Good Good Good Good Good Good G	Inter Finish			torp Sum	a converse converses	226,				
Plumbing Electric Misc. Ar Bit Eff Yr 1956 Cond. A Good A Comp Lump Sum Except.Code Plumbing British Cond Comp Lump Sum Except.Code Comp Lump Sum Exception Code Code Comp Lump Sum Exception Code Code Comp Lump Sum Exception Code Code Code Comp Lump Sum Exception Code Co	Roof Cover				- also, if against house	wall				
Plumbing Selectric Misc. Afr Bit Selectric Mi	Roof Style									
Electric Misc. Ar Blt Eff Yr Cond. Good Good Comp Lump Sum Except.Code Lump Sum Except.Code Companion Accounts Co	Flooring									
Aisc. Ar Bit Eff Yr Cond. Good Comp Lump Sum Except.Code Land Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code Eff Acres Companion Accounts Pate Clerk ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response O2 75 7-15-21	Plumbing									
Appraiser response 02 75 7-15-21	Electric									
Cond. Good Good Comp Lump Sum Except.Code Comp Lond Except.Code Comp Lond Except.Code Comp Lond Comp	Misc.									
Cond. Good	Yr Blt									-
A Good A Comp Lump Sum Except.Code Land Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code Eff Acres Companion Accounts Date Clerk ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments 7-15-21	Eff Yr	1996						Mark &		
Lump Sum Except.Code Land Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code Eff Acres Companion Accounts Date Clerk ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response 02 75 7-15-21	Cond.	•					16.6			
Appraiser response 02 75 Schedule Schedule Acres Adjustment Codes Exception Code Fixed Property Code Acres Adjustment Codes Exception Code Fixed Property Code Acres Adjustment Codes Exception Code Exception Code Fixed Property Code Fixed Property Code Fixed Property Code Property Code Fixed Property Code	% Good									
Appraiser response 02 75 Schedule Acres Adjustment Codes Exception Code Exception	% Comp									
Land Segments Seg. No Description Schedule Acres Adjustment Codes Exception Code Eff Acres Companion Accounts Date Clerk ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments	Lump Sum									
Seg. No Description Schedule Acres Adjustment Codes Exception Code Eff Acres Companion Accounts Date Clerk ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments	Except.Code	FNV								
Companion Accounts Date Clerk ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments	Land Segm Seg.	ients								
Date Clerk ROUTING SLIP Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments	No Descri	ption	Se	chedule	Acres	Adj	justment C	odes	Exception	Code
Nork Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response 02 75 7-15-21	Eff Acres	Co	ompanion Ad	ccounts						
Nork Needed: (Please make necessary comments, sign and pass to the next appropriate person.) Data entry reviewed by/comments Appraiser response 02 75 7-15-21										
Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) ☐ Data entry reviewed by/comments ☐ Appraiser response ○2 /5 7-15-21	Date	Clerk	lk	RO	OUTING SL	.IP				
	Work Neede	d: (Please	make neces	ssary com 6-16-2	nments, sigr	n and pa	ass to the	next app	ropriate per	son.)
☐ Reviewed by lead appraiser/comments	————— □ Appraiser	response_	02 75		7-15-2	21	,			
	Reviewed	by lead app	raiser/comm	ents			· · · · · · · · · · · · · · · · · · ·			



Sales Verification Form

Date Printed: 7/23/2020

PROP	ID: M130317	Inst #:	BCD		083W23D (FRANCHISE:	02
				LAND IMP	RMV: RMV:	\$0 \$105,590	PROP CLASS: STAT CLASS:	
ADDI I	PROPS:			TOTAL SALE F		\$105,590 \$154,000	ACRES: SALE RATIO:	69
	2120 ROBIN		8	SALE 1		00	SALE DATE:	05/05/2020
	SALEM, OR	97306						
SELLE	212	IDER,CORA I 20 ROBINS LN LEM, OR 973	- N SE #168 806	1	BUYER NA		(5)	3
Perso	on Contacted:	Kei	NNL		Attempt	Date	Time	Result
Ви	ıyer 🗌 Sell	er (Phone)			1st			
<u></u> ∠ Bt					2nd			
-	Other	(Phone)						
1.			on the open market? 149 MLS	s#: 75	8107	7	Yo J	es / No
2.			des real estate includ				nber, etc.)? [
		150			350			
3.			your closing costs or					_ d
4.	Was the sal	e between re	elated parties (busine:	ss or famil	y)?		l	
5	Was this a d	istressed sa	le (e.g., foreclosure, s	shortsale,	an estate,	by court orde	er, etc.)?	⊐ Ø
6.	Condition at Describe:		Poor DF e - had to urna W/AC	air 🗆		SGood [Excellent	·
7.	Have any im	provements	been made to the proments made:				ļ	
Con	nments]≠Ael I	onspectiv		L	N swor	me Púdl Heat wor	9 <i>DI</i>
	7	ソ	9/	51/70	7 >			







Date Printed: 10/2/2024

Ratio: 88

Appraiser Sales Verification From

Primary Acct: 130317

MTL: 083W23D000100 MaSaNh/P.Class: 1705004/019

Appraiser: THERESA SWEARINGEN

Appraiser: _____ Date: ____

130317

Reason

Situs: 212	20 ROBINS	LN SE # 168 SALEM	1. OR 97306
------------	-----------	--------------------------	-------------

Grantor: ZAFFINA, PATRICIA & ZAFFINA, RENNE

Grantee:

PATTISON, JOHN ERIK SR

Deed: MS
Accts In Sale: 1
Sale Date: 6/21/2024
Sale Price: 225,000
Code: 00

Code: 00

Code: MS
Attempt
Date/Time

Attempt

Date/Time

2nd

Attempt
Date/Time

Contact:	Phone/email:	
1.	Was the property listed on the open market? Days: 144 MLS: WVMLS 813040	YN
2.	Was property other than real estate included in the sale? Describe: Est. \$:	Y N
3.	Did the seller pay closing costs or make other concessions? \$	Y N
4.	Was the sale between related parties? (business or family)	Y N
5.	Was this a distressed sale? E.g. foreclosure, short, court order, etc	Y N
6.	Condition at time of sale: Poor Fair Avg. Good Exc. Describe:	Y N
7.	Have any improvements been made since the time of sale? If yes, describe:	
Commer	nts: 	