

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

10/2/2024

Acct ID: 130317 MTL: 083W23D000100P1 Date: **11/20/24** Appr: _____ Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 168 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 130317 Year: 2024

Last Date Appraised: 09/21/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: PATTISON, JOHN ERIK SR Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 78520

RMV Land: 0 RMV Imp: 198850 RMV Total: 198850 MAV: 78520 MSAV: 0 SAV: 0

Comment: TERRACE LAKE , SPACE #168B, MS SERIAL # ORFLGH2AG114805902, X # X00187978, PERSONAL MS

Notations Done in cycle N/C

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: 1986 Eff Year Blt: 1996 Sq.Ft: 1559 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 28x20 RMV: 198850

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	1559	3	FB-2	1986	1996	BATH - 2, KIT, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Attached	3	Finished	560	0	0	1986	1996		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
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.

M130317 083W23D 00100 Appr #: 02 Date 9/21/2020 Prop Class 019 Prop Code T57
 Situs Address 2120 ROBINS LN SE, #168 Franchise Code 02 Year For: 2020-2021
 Owner ZAFFINA, PATRICIA & 22
 Tags Cycle Sales Verification Other: updateznu - Add PA TTO LCB Insp. Pictom. MLS 758107
 Notes: RMV Imp: 105,590 RMV Total: 105,590 M50 Total: 71,870 Nbh Code: TERRACE

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1539 Eff Area 1039 Length 57 Width 27.15
 Make: FLEETWOOD Model: AMERICAN MANSION Intfinish: DRYWL Roof Cover ARCMP 1559
 Plumbing BATH2 Heat: HP AR Fireplace: Inter. Comp: OVEN-S; CKTP; DW; DSP; H Bedro 3
 Year Built 1986 Eff. Year Built 1988 1996 Cond. P F A G E
 Adj Codes MSLCMD Qty 54 % Comp Func Econ RMV: 49,970
 Lump Sum Except Code/Year Comments Aj - w.m.

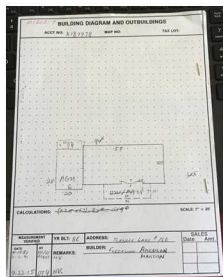
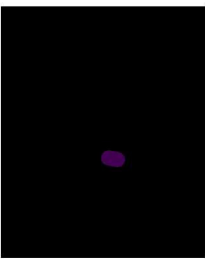
Seg.Type AGU F Seg. # 1.3 Method R05 Class 3 Area 560 Eff Area 560 Length 28 Width 20
 Make: Model: Intfinish: Roof Cover ARCMP
 Plumbing Heat: Fireplace: Inter. Comp: Bedrooms:
 Year Built 1986 Eff. Year Built 1986 1996 Cond. P F A G E
 Adj Codes RLCM3 Qty % Comp Func Econ RMV: 48,970
 Lump Sum Except Code/Year Comments Aj

Accessory Improvements

Seg.Type EP MFD STRUCT Seg. # 1.4 Method: R05 Class 2 Area 270 Eff Area 270
 Length 30 Width 9 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1986 1996 Cond. P F A G E % Comp Econ RMV: 5,310
 Lump Sum Except Code/Year Comments w heat

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 169 Eff Area 169
 Length Width Foundation Ex. Wall BRICK Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1986 1996
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 1,340
 Lump Sum Except Code/Year Comments



correction made



M130317 Terrace Lake (168) 8-21-15

2-levels (step down)
 Class - Oper Floor Plan
 Cab in lobby
 Master Bedroom
 Sun Room - Fully Enclosed
 updated Kitchen
 Utility - Cabs
 Pictures
 Look or is,
 Clear well kept
 AFF - Finished
 Per Owner
 before Photos



Sales Verification Form

Date Printed: 7/23/2020

PROP ID: M130317

Inst #: BCD

MTL: 083W23D 00100

FRANCHISE: 02



LAND RMV: \$0

PROP CLASS: 019

IMP RMV: \$105,590

STAT CLASS: T57

TOTAL RMV: \$105,590

ACRES:

ADDL PROPS:

SITUS: 2120 ROBINS LN SE, #168
SALEM, OR 97306

SALE PRICE: \$154,000

SALE RATIO: 69

SALE TYPE: 00

SALE DATE: 05/05/2020



SELLER NAME: BINDER, DONALD T &
BINDER, CORA L
2120 ROBINS LN SE #168
SALEM, OR 97306

BUYER NAME: ZAFFINA, PATRICIA &
ZAFFINA, RENNE
2120 ROBINS LN SE #168
SALEM, OR 97306

Person Contacted: Renne

Buyer Seller (Phone) _____
 Other (Phone) _____

Attempt	Date	Time	Result
1st			
2nd			

- Was the property listed on the open market? Yes/No

Days on Market: 149 MLS #: 758107
- 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: Furance - had to Be Replaced - no HP, Furnace w/AC
- Have any improvements been made to the property since time of purchase?
If yes, describe improvements made: _____

Comments: Had Inspector would have paid less for heat issues

Appraiser # 02 Date 9/21/2020



168

9/21/2020



08-21-15



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130317
 MTL: 083W23D000100
 MaSaNh/P.Class: 1705004/019
 Appraiser: THERESA
 MS Acct: SWEARINGEN
 130317

Date Printed: 10/2/2024

Situs: 2120 ROBINS LN SE # 168 SALEM, 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
Ratio: 88

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 198850

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 144 MLS: WVMLS 813040 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: _____