

lak 3.6.26

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 2/7/2025

Acct ID: 131026

MTL: 083W23D000100P1

Date: 2/21/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 191 SALEM, OR 97306

MaSaNh: 17 05 004

Unit: 131026

Year: 2025

Last Date Appraised: 10/03/2024

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: WHEELER, KENT N

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 107600

RMV Land: 0

RMV Imp: 121410

RMV Total: 121410

MAV: 107600

MSAV: 0

SAV: 0

Comment: 25-26: Cycle; L2 10.03.24 ZH

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: 1988

Eff Year Blt: 1994

Sq.Ft: 1716

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD

Dimensions:

RMV: 121410

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	
First Floor	6 +	Finished	1716	3	FB-2	1988	1994	SKRT+, HVAC+, KIT+, BATH+, BATH - 2, ROOF+	Exception: Y N
Garage Detached	4	Low Cost	560	0	0	1988	1994	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	6	458	1994	4232	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	377	1994	4592	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

M131026

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

X 199944

MAP NO:

TAX LOT:

24 x 56.5 = 1356

12 x 30 = 360

1.716

28 x 20 = 560

CALCULATIONS:

(24 x 56.5) + (12 x 30) = 1.716

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 88	ADDRESS: TERRACE LAKE #191	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
4-24-89	LAB 65	NOV.	GOLDER WEST		
9-7-91	REB 65		COUNTRY CLASSIC		
9-24-15	ATH NV				

Terrace Lake

M131026

083W23D 00100

Appr #: 174

Date: 4-12-17

Prop Class 019

Prop Code T68

Situs Address: 2120 ROBINS LN SE, #191

Franchise Code 04

Year For: 2017-2018

Owner: LANIG RICHARD &

Tags: Cycle Sales Verification Other:

Notes: Property updates

RMV Imp: 52,620

RMV Total: 52,620

MSO Total: 52,620

Seg. Type	MA	Seg. #	1.1	Method	M04	Class	6T	Area	1716	Eff Area	1716	Length	Width
Make:	GOLDENWEST	Model:	COUNTRY CLASSIC	Intfinish:	TAPE/TEX	Roof Cover	ARCMF						
Plumbing	BATH	Heat:	HP	Fireplace:		Inter. Comp:	OVEN-S;CKTP;DSP;DW;H	Bedrooms:	3				
Year Built	1988	Eff. Year Built	1988	Cond.	P F A G E	% Comp		Func		Econ		RMV	24,180
Adj Codes	MSLCMT	Qty	6+										
Lump Sum		Except Code/Year											

Accessory Improvements

Seg. Type	PA	MFD STRUCT	Seg. #	1.3	Method:	R05	Class	Area	377	Eff Area	377
Length		Width		Foundation		Ex. Wall		Roof Cover	METAL		
Roof Style				Floor		Plumbing					
Year Built	1988	Eff. Year Built:	1988	Cond.	P F A G E	% Comp		Econ		RMV:	2,160
Lump Sum		Except Code/Year									

Out Buildings and Skirting

Seg. Type	MHSK	MFD STRUCT	Seg. #	1.2	Method:	M04	Class	Area	185	Eff Area	185
Length		Width		Foundation		Ex. Wall	BRICK	Roof Cover			
Roof Style				Floor		Plumbing					
Heat		Int. Comp.				Elect.		Yr. Blt.	1988	Eff. Yr. Blt:	1988
Cond.	P F A G E	Adj. Codes		% Comp		Func		Econ		RMV:	940
Lump Sum		Except Code/Year									

Out Buildings and Skirting

Seg. Type	DGL	MFD STRUCT	Seg. #	1.5	Method:	R05	Class	Area	560	Eff Area	560
Length	28	Width	20	Foundation		Ex. Wall		Roof Cover	ARCMF		
Roof Style				Floor		Plumbing					
Heat		Int. Comp.				Elect.		Yr. Blt.	1988	Eff. Yr. Blt:	1988
Cond.	P F A G E	Adj. Codes	RLCM3	% Comp		Func		Econ		RMV:	23,590
Lump Sum		Except Code/Year									

Laundry sink - solid wd cabs.

lami floors.

upgraded interior doors

cabinetry in hall.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131026
MTL: 083W23D000100
MaSaNh/P.Class: 1705004/019
Appraiser: THERESA SWEARINGEN
MS Acct: 131026

Date Printed: 2/6/2025

Situs: 2120 ROBINS LN SE # 191 SALEM, OR 97306

Grantor: LANIG, RICHARD
Grantee: WHEELER, KENT N

Sale ID: 30397
Deed:
Accts In Sale: 1
Sale Date: 8/15/2024
Sale Price: 213,900
Condition Code: 00
Tax Statement RMV
Land & OSD: 0
Imp: 155,340
Total: 155,340
Ratio (Cert. Total RMV/Sale Price): 73

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: Phone/email:

1. Was the property listed on the open market? Days: MLS: WVMLS 818928

☒ Y N
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:

Y N

Comments:

Done in copy

Appraiser: 02 Date: 2/21/25