

Acct ID: 131878 MTL: 083W23A002200P1 Date: **12/18/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 7 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142921 Year: 2026

Last Date Appraised: 10/03/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: WAGNER-CUDA, JANET E Last Sales Date: 07/23/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 113850

RMV Land: 0 RMV Imp: 129230 RMV Total: 129230 MAV: 113850 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L2 10.03.24 ZH

NIC

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 467 Year Blt: 1991 Eff Year Blt: 2000 Sq.Ft: 1521 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 129230

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6	Finished	1521	2	FB-2	1991	2000	BATH - 2, KIT+, SKRT+, ROOF+, HVAC+, FP - 1	Exception: Y N
Garage Attached	4	Finished	560	0	0	1991	1991	ROOF	Exception: Y N

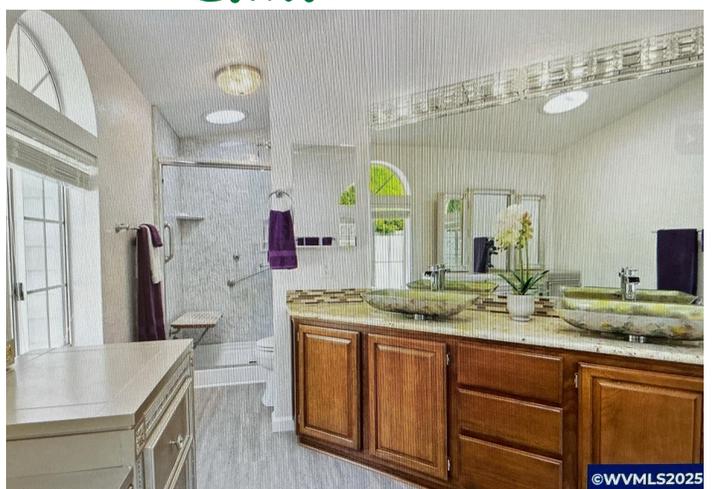
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	252	2000	3216	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	252	2000	4239	0	Exception: Y N

- **MLS # 828702 - 76 DOM - SOLD FOR \$242,500**
- **EVB IN LINE WITH PAST INTERIOR REMODEL**
- **CERTIFIED VALUE IN 2025: \$268,060**
- **WELL MAINTAINED AND NO CHANGES SINCE PRIOR CYCLE VISIT**

KIT.

BATH.





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131878

MTL: 083W23A002200

MaSaNh/P.Class: 1705004/019

Appraiser: THERESA SWEARINGEN

MS Acct: 131878

Date Printed: 11/6/2025

Situs: 2120 ROBINS LN SE # 7 SALEM, OR 97306

Grantor:
FORSTER, PAUL K JR & FORSTER, PATRICIA A

Grantee:
WAGNER-CUDA, JANET E

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/23/2025 **Total:** 268060
Sale Price: 242500 **Ratio** (Cert. Total RMV/Sale Price): 111
Condition Code: 030

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 76 MLS: 828702 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? \$ CASH 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: VISITED RECENTLY IN CYCLE. NO CHANGES / NO VISIT.

Appraiser: ZH Date: 12/8/25

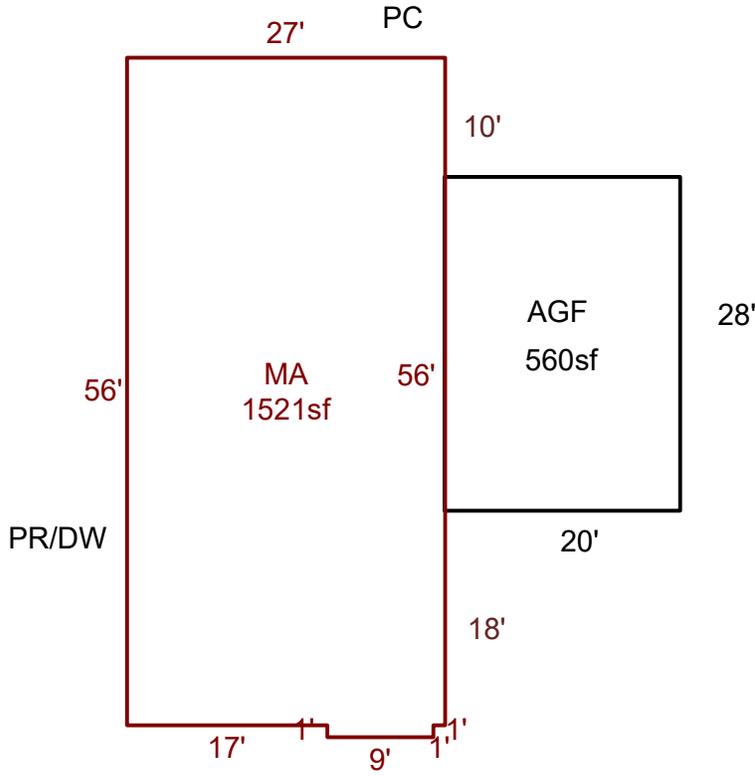
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 131878 Parcel No.: 083W23A002200
 Property Address: 2120 ROBINS LN SE #7
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

131878
083W23A002200



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGF	1.0	560.0	96.0	560.0
MFH	MA	1.0	1521.0	168.0	1521.0

COMMENT TABLE 1

APEXED BY LK 8.7.25

COMMENT TABLE 2

10.3.24 CYCLE ZH

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,521

Acct ID: 131878 MTL: 083W23A002200P1 Date: **10/3/24** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 7 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 142921 Year: ~~2024~~ **2025-26**

Last Date Appraised: 03/16/2016 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: _____
Owner: FORSTER, PAUL K JR & FORSTER, PATRICIA A Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: **2** 3 4 LCB TTO INSP **2017**
RMV Land: 0 RMV Imp: 254340 RMV Total: 254340 MAV: 107330 MSAV: 0 **MLS # 726944** AV: 107330 SAV: 0
Comment: TERRACE LAKE, SPACE #7, MS SERIAL # CE9718, X # X00213048, 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: 467 Year Blt: 1991 Eff Year Blt: 2000 Sq.Ft: 1521 % Complete: 100
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 254340
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	1521	2	FB-2	1991	2000	BATH - 2, FP - 1, KIT+, HVAC+, ROOF+, SKRT+	Exception: Y N
Garage Attached		Finished	560	0	0	1991	1991	ROOF	Exception: Y N

4 (L.A.J)

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	252	2000	2717	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	252	2000	3581	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

- NEWER ROOF PRIOR TO LAST CYCLE
- VINYL SIDING
- EYB INCREASED IN 2015, BUT NO FIELD SHEET CAN BE FOUND FOR REASONING.
- WELL MAINTAINED
- ROOF & EXT. PAINT ARE HOLDING UP WELL

