

Acct ID: 132580 MTL: 083W23A002200P1 Date: **12/18/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2120 ROBINS LN SE # 62 SALEM, OR 97306 MaSaNh: 17 05 004 Unit: 143279 Year: 2026

Last Date Appraised: 10/03/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: _____
 Owner: MICHAEL T & CAROLA ANDREWS LT Last Sales Date: 07/30/2025 Roll Type: MS
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 95370
 RMV Land: 0 RMV Imp: 95370 RMV Total: 95370 MAV: 113590 MSAV: 0 SAV: 0
 Comment: 25-26: Cycle; L2 10.03.24 ZH
 23-24: L2 01.03.23 TS

UPDATE EYB AS GOMAR

1997: GOMAR

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 467 Year Blt: 1993 Eff Year Blt: ~~1993~~ Sq.Ft: 1629 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 95370
 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
First Floor	6	Finished	1629	2	FB-2	1993	1993	BATH - 2, HVAC+, ROOF, SKRT+, KIT+	Exception: Y 4
Garage Attached	4	Low Cost	560	0	0	1993	1993	ROOF	Exception: Y 4

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	472	1993	4050	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	84	1993	950	0	Exception: Y N

1997

- **MLS # 828019 - 98 DOM - ORIGINALLY LISTED FOR \$254,500 AND SOLD FOR \$245K**
- **VISITED FOR S.V. IN 2023 + CYCLE IN 2024**
- **RESURFACED COUNTERS, NEWER TUB/SHOWER (SOLID SURFACE)**
- **NEW ROOF**
- **COMPLETE HOME RE-PIPE**
- **HVACT, LVP**

Year Built	1993	Appraiser:	ZH
Roof	Updated		
Windows		Date:	12/12/2025
Siding			
Exterior Paint			
Door			
Floors	Updated		
Interior Paint			
Bathrooms			
Kitchen counters	Updated		
Kitchen cupboards			
Suggested EYB	1997		

KIT.

BATH.





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 132580

MTL: 083W23A002200

MaSaNh/P.Class: 1705004/019

Appraiser: THERESA SWEARINGEN

MS Acct: 132580

Date Printed: 11/6/2025

Situs: 2120 ROBINS LN SE # 62 SALEM, OR 97306

Grantor:
DONA MARIE THOMPSON TR

Grantee:
MICHAEL T & CAROLA ANDREWS LT

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/30/2025 Total: 187180
Sale Price: 245000 Ratio (Cert. Total RMV/Sale Price): 76
Condition Code: **030**

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: **98** MLS: **828019** 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: **RECENTLY VISITED IN CYCLE. NO OBSERVED EXTERIOR CHANGES / NO VISIT.**

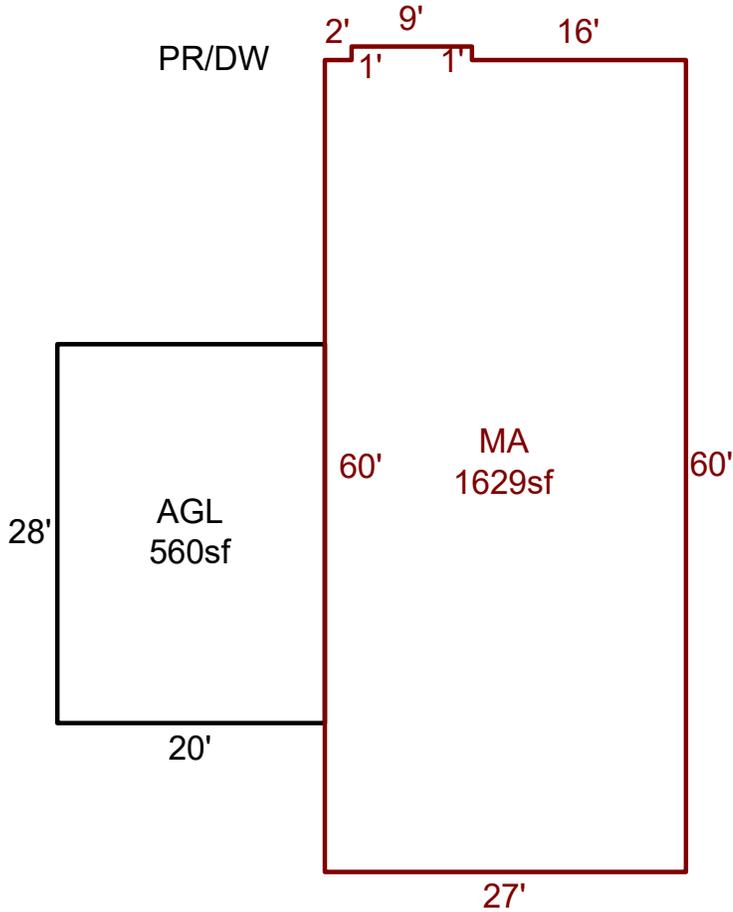
Appraiser: **ZH** Date: **12/8/25**

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 132580 Parcel No.: 083W23A002200
 Property Address: 2120 ROBINS LN SE #62
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR	AGL	1.0	560.0	96.0	560.0
MFH	MA	1.0	1629.0	176.0	1629.0

COMMENT TABLE 1

APEXED BY LK 8.8.25

COMMENT TABLE 2

10.3.24 CYCLE ZH

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 1,629

2324 SV

L 2
lak

1/3/23

#2

60B
TTO

MIS 2935V
P.O

Improvement Detail

MARION County

For Assessment Year 2023

Account ID 132580

Map 083W23A002200P1

Mailing THOMPSON, DONA MARIE
2120 ROBINS LN SE # 62
SALEM OR 97306

Appraiser THERESA SWEARINGEN

Inspected 09/15/2015

Appraisal Area 06-05-004

Stat Class 467 - MANUF STRUCT, CLASS 6, 26' THROUGH 28'
WIDE DOUBLE

Situs 2120 ROBINS LN SE #62 SALEM OR 97306

ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1993	1993	100	29	243	Tabled	63,750	63,750	103,970	0	63,750	1,628

Rooms: 2 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1993	1993	29	6	100		1,628 ✓	151,588
Garage - Attached - Unfinished <i>Low Cost</i>	1993	1993	29	3	100		560 -	49,239

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	AIR CONDITIONING ✓	1,628	631	1st	DRYWALL	1,628 ✓	0
1st	BATH - FULL	2	2,114	1st	MICROWAVE ✓	1	211
1st	COOKTOP ✓	1	166	1st	ROOF COVER - COMPOSITION <i>Arcomp</i>	1,628	(2,868)
1st	DISHWASHER ✓	1	627	1st	SINGLE OVEN ✓	1	211
1st	DISPOSAL	1	148	1st	SKIRTING - BRICK ✓	176	817

Accessories

Description	Eff Yr	Size	Qty	RMV
ALUMINUM PATIO COVER	1993	84 -		438
WOOD DECK	1993	472 ✓		3,011

Totals

Description	RMV
First Floor	\$46,017
Garage	\$14,279
Inventory	\$0
Accessories	\$3,449
Trend	100.00 %
Total RMV	\$63,750

Size Breakdown

Finished	1,628
Garage	560

Comments 16-17 CYCLE WORK INV UPDATE// 08-09: CYCLE WK. VINYL S/W. DT4. 7/31/08. 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.

*update inv
F/O*

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Last Date Appraised: 01/03/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info: **2022** **2025-26**

Owner: DONA MARIE THOMPSON TR Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 4 LCB TTO INSP AV: 107080

RMV Land: 0 RMV Imp: 172380 RMV Total: 172380 MAV: 107080 MSAV: 0 SAV: 0

Comment: 23-24: L2 01.03.23 TS

2022
MLS #
793511

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: 1993 Eff Year Blt: 1993 Sq.Ft: 1628 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 60x27 RMV: 172380
 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
First Floor	6	Finished	1629	2	FB-2	1993	1993	BATH - 2, KIT+, HVAC+, ROOF / SKRT+	Y <input checked="" type="checkbox"/>
Garage Attached	4 (AS)	Low Cost	560	0	0	1993	1993	ROOF	Y <input checked="" type="checkbox"/>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	472	1993	3115	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	84	1993	731	0	Exception: Y N

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

- **COMP. ROOF - LOOKS OLDER - NOT ARCH. COMP.**
- **VINYL SIDING**
- **NO EXTERIOR CHANGES SINCE LAST VISIT (2023)**
- **EYB OK ✓**



$$27 \times 60 = 1,620$$

$$1 \times 9 = \frac{9}{1629}$$

