

Acct ID: 133621 MTL: 083W23A002100P1 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2000 ROBINS LN SE # 34 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 143720 Year: 2026

Last Date Appraised: 10/01/2024 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info:

Owner: PARKER, NIKKI MARIE Last Sales Date: 07/21/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 70370

RMV Land: 0 RMV Imp: 115300 RMV Total: 115300 MAV: 70370 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 10.01.24 TS

**N/C**

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1997 Eff Year Blt: 2001 Sq.Ft: 1782 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 115300

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

First Floor	5 +	Finished	1782	3	FB-2	1997	2001	SKIRT, HVAC, ROOF+, KIT-, BATH+, BATH - 2	Exception: Y N
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**Accessories**

Description Class Size SqFt Eff Yr Blt RMV Quantity

DECK	5	120	2001	1690	0	Exception: Y N
DECK	5	120	2001	1690	0	Exception: Y N
MULTI-PURPOSE BUILDING	5	80	1997	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	120	2001	2227	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	300	2001	5568	0	Exception: Y N

**- NO MLS - LISTED ON REDFIN AND EXPOSED TO THE OPEN MARKET.**

**- EYB BUMPED AND INVENTORY ADJUSTED AFTER OCT. 2024 CYCLE**

**- ORIGINAL KIT. / BATHS**

**- NEWER LVP**

**- NO OBSERVED EXT. CHANGES SINCE PRIOR CYCLE**



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

**Appraiser Sales Verification From**

Primary Acct: 133621

MTL: 083W23A002100

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 133621

Date Printed: 11/6/2025

Situs: 2000 ROBINS LN SE # 34 SALEM, OR 97306

**Grantor:**  
BALL, ALBERT ALAN

**Grantee:**  
PARKER, NIKKI MARIE

**Sale ID:** Tax Statement RMV  
**Deed:** Land & OSD:  
**Accts In Sale:** Imp:  
**Sale Date:** 7/21/2025 **Total:** 146560  
**Sale Price:** 124000 **Ratio** (Cert. Total RMV/Sale Price): 118  
**Condition Code:** 03 30

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days:      MLS:       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: NO MLS, BUT LISTED ON REDFIN. VISITED RECENTLY DURING CYCLE. NO CHANGES / NO VISIT.

Appraiser: ZH Date: 12/8/25

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 133621 Parcel No.: 083W23A002100  
 Property Address: 2000 ROBINS LN SE #34  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**133621**

**083W23A002100**

PR/DW

MP N/V

66'

MA  
1782 sf

PA

DO

27'

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1782.0	186.0	1782.0

### COMMENT TABLE 1

DRAWN BY LK 6.25.25

### COMMENT TABLE 2

10.1.24 CYCLE TS

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,782
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Summary Lead Appr: Clerk: Lead Clerk: Appr: Print Date:

Acct ID: 133621 MTL: 083W23A002100P1 Date: 10/1/24 Appr: 02 ts 11-12-24 9/24/2024

Situs: 2000 ROBINS LN SE # 34 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 143720 Year: 2024

Last Date Appraised: 02/03/2020 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: BALL, ALBERT ALAN Roll Type: MS

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 66340

RMV Land: 0 RMV Imp: 119660 RMV Total: 119660 MAV: 66340 MSAV: 0 SAV: 0

Comment: OAK POINTE ESTATES, SPACE #34, MS SERIAL # 8Y910446JAB, X # X00240304, PERSONAL MS

2526

update EYB & MV 2/0

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: 457 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1782 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 119660

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

Floors

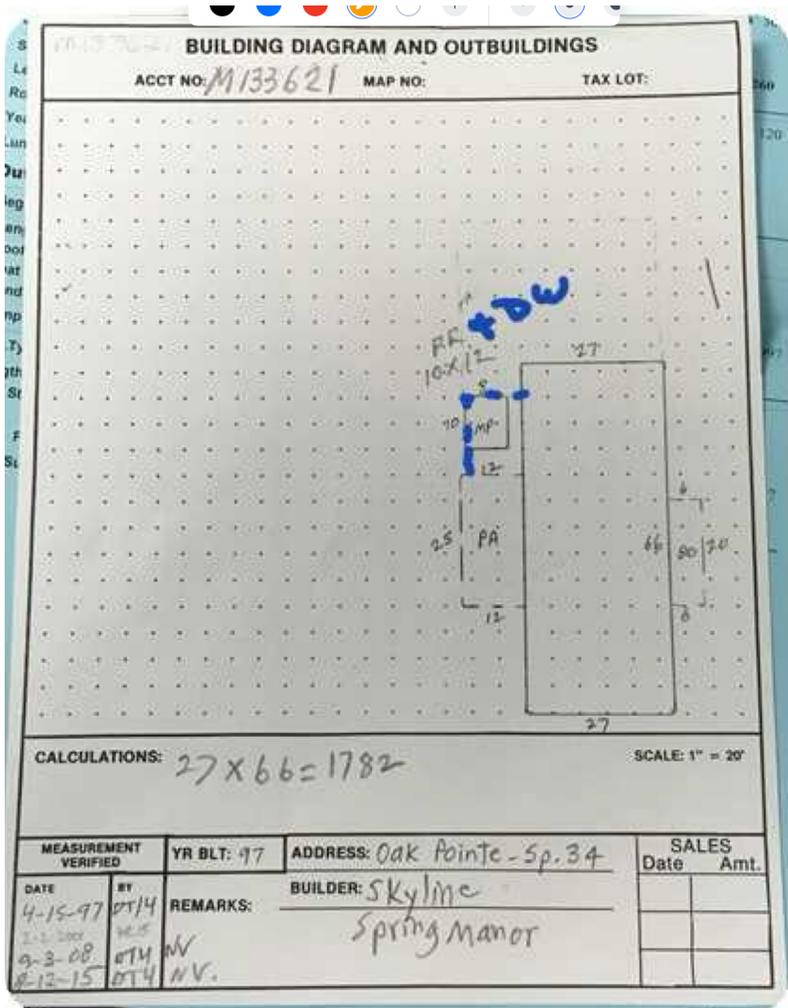
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 +	Finished	1782	3	FB-2	1997	2001	BATH - 2, BATH+, KIT-, HVAC, ROOF+, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	120	1997	1056	0	Y N
DECK	5	120	1997	1056	0	Y N
MULTI-PURPOSE BUILDING	5	80	1997	0	0	Y N
ROOF EXTENSION OR PATIO COVER	5	120	1997	1392	0	Y N
ROOF EXTENSION OR PATIO COVER	5	300	1997	3480	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



2024 Review lots of updates