

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 11/6/2025

Acct ID: 320420 MTL: 083W23A000600P1 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2155 ROBINS LN SE # 5 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 320420 Year: 2026

Last Date Appraised: 10/10/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2026 - Tags/Permit (Miscellaneous)

Owner: CORONADO, CHRISTOHPER ALEGRIA Last Sales Date: 08/29/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 78250

RMV Land: 0 RMV Imp: 83060 RMV Total: 83060 MAV: 78250 MSAV: 0 SAV: 0

Comment: 26-27: Tag; L2 10.10.25 TS

25-26: Cycle; L4 09.26.24 TS

24-25: SV; L2 05.29.24 TS

Uncoded accessory clean-up 5/1/23 AG

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1782 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 66x27 RMV: 83060

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	5	Finished	1782	3	FB-2	1998	1998	ROOF+, SKIRT, HVAC+, KIT-, FP - 1, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	156	1998	1647	0	Y N
MULTI-PURPOSE BUILDING	5	80	1998	806	0	Y N
ROOF EXTENSION OR PATIO COVER	5	324	1998	4510	0	Y N

- NO MLS FOUND - NOT LISTED ONLINE
- NO INTERIOR PICTURES ON ZILLOW
- THERESA RECENTLY VISITED IN OCTOBER 2025 FOR TAG
- EYB BUMPED AT THAT TIME
- VINYL SIDED/VINYL WINDOWS



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 320420

MTL: 083W23A000600

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 320420

Date Printed: 11/6/2025

Situs: 2155 ROBINS LN SE # 5 SALEM, OR 97306

Grantor:
TURNER, ERICK LAROY

Grantee:
KOHL HOMES

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/7/2025 **Total:** 79860
Sale Price: 60000 **Ratio** (Cert. Total RMV/Sale Price): 133
Condition Code: 00/20

Attempt	Date/Time	Reason
1 st		
2 nd		

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: **DID NOT VISIT DUE TO THERESA'S RECENT TAG VISIT IN OCTOBER. NO CHANGE.**

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 320420 Parcel No.: 083W23A000600
 Property Address: 2155 ROBINS LN SE #5
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

320420
083W23A000600

DW

PR



66'

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 10.4.24

COMMENT TABLE 2

10.1.24 CYCLE TS

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,782
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10-10-25