

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

Acct ID: 320438 MTL: 083W23A000600P1 Date: **12/8/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 2155 ROBINS LN SE # 3 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 320438 Year: 2026

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

Owner: JENKINS, AMBER Last Sales Date: 07/21/2025 Roll Type: MS

Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 61540

RMV Land: 0 RMV Imp: 95300 RMV Total: 95300 MAV: 61540 MSAV: 0 SAV: 0

Comment: 25-26: Cycle; L3 10.01.24 TS

Uncoded accessory clean-up 5/1/23 AG

NIC

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1998 Eff Year Blt: 2001 Sq.Ft: 1456 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 52x28 RMV: 95300

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	1456	3	FB-2	1998	2001	BATH - 2, KIT, HVAC, ROOF+, SKIRT	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	128	2001	1802	0	Exception: Y N
MULTI-PURPOSE BUILDING	5	80	2001	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	300	2001	5568	0	Exception: Y N

- **MLS # 830359 / 5B DOM / SOLD FOR ASKING**
- **EYR BUMPED AFTER CYCLE VISIT IN 2024**
- **NEW ROOF PER MLS / INT. & EXT. PAINT / WINDOWS**
- **NEWER CARPETING**
- **NO OBSERVED EXTERIOR CHANGES SINCE PRIOR CYCLE**
- **UPDATING ACCOUNTED FOR DURING CYCLE**



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 320438

MTL: 083W23A000600

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 320438

Date Printed: 11/6/2025

Situs: 2155 ROBINS LN SE # 3 SALEM, OR 97306

Grantor:

LOZANO GATICA, JAIME & LOZANO, OLGA

Grantee:

JENKINS, AMBER

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/21/2025 **Total:** 121180
Sale Price: 149900 **Ratio** (Cert. Total RMV/Sale Price): 81
Condition Code: 00 **30**

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 58 MLS: 830359 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.: 320438 Parcel No.: 083W23A000600
 Property Address: 2155 ROBINS LN SE #3
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

320438

083W23A000600

PR

52'

MA
1456 sf

DW

MP N/V

28'

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1456.0	160.0	1456.0

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)	1,456
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Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/24/2024

Acct ID: 320438 MTL: 083W23A000600P1 Date: 10-124 Appr: 02 ts 11-8-24 Prop Class: 019 RMV Prop Class: 019

Situs: 2155 ROBINS LN SE # 3 SALEM, OR 97306 MaSaNh: 17 05 000 Unit: 320438 Year: 2024

Last Date Appraised: 08/10/2015 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: LOZANO GATICA, JAIME & LOZANO, OLGA Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 58010

RMV Land: 0 RMV Imp: 107640 RMV Total: 107640 MAV: 58010 MSAV: 0 SAV: 0

Comment: Uncoded accessory clean-up 5/1/23 AG

2526

Notations

No notation data available.

update EY B + DW 5/10

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 + Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1456 % Complete: 100

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Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	5 +	Finished	1456	3	FB-2	1998	<u>1998</u>	BATH - 2, KIT, HVAC, ROOF, SKIRT	Y <u>N</u>

2001

f t

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	128	<u>1998</u>	1211	0	Y <u>N</u>
MULTI-PURPOSE BUILDING	5	80	1998	<u>220</u>	0	Y N
ROOF EXTENSION OR PATIO COVER	5	300	<u>1998</u>	3741	0	Y <u>N</u>

2001

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



NEW ROOF W/m.