

Rural Work Order Cover Sheet

RAM Transaction #: 779827 Recording Date: 10/11/24 Year: 25 - 26

Account Numbers Involved: 535861, 535864

(New accounts in Green, Cancelled accounts in Red)

Sequence #1: ACREAGE CORRECTION PER DEED AND MCSR 40078 + 1.85 535861

Sequence #2: TRANSFER OF 0.24 ACRES FROM 535864 TO 535861 AND TRANSFER 0.24 FROM 535861 TO 535864
RESULT NO CHANGE IN SIZE

Sequence #3: TRANSFER OF 0.24 ACRES FROM 535864 TO 535861 AND TRANSFER 0.24 FROM 535861 TO 535864
RESULT NO CHANGE IN SIZE

Sequence #4: _____

Sequence #5: _____

Sequence #6: _____

		Check For:			
	Yes	No		Yes	No
Move Building Permits	☐	☒	Multi-Section	☐	☒
Move Photos	☐	☒	Tagged for 2 nd year Reset	☐	☒
Update Apex	☐	☒	Exemptions	☐	☒
Update Account Notes	☒	☐	Update Tracker	☐	☐
PAT LIAB Updates	☐	☒			

Forms Included:		✓
RAM Report	☒	
Processing Forms	☒	
Before and After Maps	☒	
Multi-Section Processing Form	☒	
Calculation Form(s)	☐	

Miscellaneous Notes: _____

Forms Completed By: MDL

Date: 4.29.25

Appraisal Review: WW

Date: 5/6/25

Data Entry: CWD

Date: 5/22/25

Tax Year	Account ID	MTL	Transaction	Voucher Sequence	Recorded Date	Operation	Voucher Notes	Code	+/- Size	Size Type
2025	535861	092W29B000300	779827	1	10/11/2024 12:53	SIZE CHANGE	ACREAGE CORRECTION PER DEED AND MCSR 40078	14530	1.85	A
2025	535864	092W190001402	779827	2	10/11/2024 12:53	LOT LINE ADJUSTMENT - FROM	TRANSFER OF 0.24 ACRES FROM 535864 TO 535861 AND TRANSFER OF 0.24 ACRES FROM 535861 TO 535864. RESULT IS NO CHANGE IN SIZE.			
2025	535861	092W29B000300	779827	3	10/11/2024 12:53	LOT LINE ADJUSTMENT - TO	TRANSFER OF 0.24 ACRES FROM 535864 TO 535861 AND TRANSFER OF 0.24 ACRES FROM 535861 TO 535864. RESULT IS NO CHANGE IN SIZE.			

Prop swap

2024 Property Appraisal Value Summary Account ID 535861

Map 092W29B000300 Appraisal Area 07-06-000 MARION County RMV Class 451 Property Class 451 Situs 4497 WINTERCREEK RD SE JEFFERSON OR 97352

Value Summary

Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Rural Restrictive 6.85 Acres	\$248,450	\$248,450	\$0	100.0000%	\$0	\$0	\$248,450	\$248,450	\$0	\$163,320	\$163,320
OSD - AVERAGE	\$45,000	\$45,000	\$0	100.0000%	\$0	\$0	\$45,000	\$45,000	\$0	\$25,130	\$25,130
141 RESIDENCE 1748 Sqft	\$261,700	\$261,700	\$0	122.0000%	\$0	\$0	\$261,700	\$261,700	\$0	\$74,410	\$74,410
351 FARM BLDG 1728 Sqft	\$41,380	\$41,380	\$0	100.0000%	\$0	\$0	\$41,380	\$41,380	\$0	\$22,860	\$22,860
341 FARM BLDG 320 Sqft	\$1,330	\$1,330	\$0	100.0000%	\$0	\$0	\$1,330	\$1,330	\$0	\$620	\$620
341 FARM BLDG 80 Sqft	\$0	\$0	\$0	100.0000%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$597,860	\$597,860	\$0		\$0	\$0	\$597,860	\$597,860	\$0	\$286,340	\$286,340

Tax Account Totals

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
14530	535861	\$597,860	\$597,860	\$0	\$0	\$0	\$597,860	\$597,860	\$0	\$286,340	\$286,340

Land / Impr Summary

		Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Land		\$293,450	\$293,450	\$0	\$0	\$0	\$293,450	\$293,450	\$0	\$188,450	\$188,450
Impr		\$304,410	\$304,410	\$0	\$0	\$0	\$304,410	\$304,410	\$0	\$97,890	\$97,890
MS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Exceptions

Source	Type	Item Description	Year Added	Year Used	RMV	CPR	Ratio RMV
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after AC

Rural Work Order Processing Form

One Page Per Account

Sequence #: 1 of 3 Account Number: 535861 MTL: 092W29B000300 RAM Transaction ID: 779827

Type: ☐ COM ☐ LLA ☐ PPT ☐ SEG ☐ SUB ☒ AC ☐ R of W ☐ Vacate ☐ Map Maintenance

Account Details

Ma Sa Nh: 07 06 000 Prop Class: 451 RMV Class: 451 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
535861	14530		6H	005	RURAL RESTRICTIVE	6.85	REST	VIEW FAIR, FAIR SOIL
					OSD AVG			

Acreage Balance	Beginning Acres:	5.00	Ending Acres:	6.85	Net Gained or Lost:	1.85
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Improvements

Account From	Code Area	Imp ID	Stat Class	Description & Size	Account From	Code Area	Imp ID	Stat Class	Description & Size
				NO CHANGE					

Adjustments: _____

Exception

New MAV: _____ ☐ Sys Calc ☒ No Change to MAV

Rural Work Order Processing Form

One Page Per Account

Sequence #: 2 of 3 Account Number: 535864 MTL: 092W190001402 RAM Transaction ID: 779827

Type: ☐ COM ☒ LLA ☐ PPT ☐ SEG ☐ SUB ☐ AC ☐ R of W ☐ Vacate ☐ Map Maintenance

Account Details

Ma Sa Nh: 07 06 002 Prop Class: 581 RMV Class: 501 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
535864	14530	2009	6H	005	FARM HOMESITE	1.0	REST	FAIR SOIL
535864	14530	1982	4HD	005	FARM USE EFU	32.0	REST	
535864	14530	1982	FTLC	005	DESIGNATED FOREST	77.0	REST	
535864	14530	1982	6H	005	WOODLOT	19.76	REST	FSOIL
535864	14530	1982	6H	005	FARM USE EFU	83.70	REST	FSOIL
					SA OSD AVG			
535861	14530		6H	005	RURAL RESTRICTIVE	0.24	REST	FAIR SOIL, VIEW FAIR

Acreage Balance	Beginning Acres:	213.70	Ending Acres:	213.70	Net Gained or Lost:	0
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Improvements

Account From	Code Area	Imp ID	Stat Class	Description & Size	Account From	Code Area	Imp ID	Stat Class	Description & Size

Adjustments: _____

Exception

New MAV: 216,770 ☐ Sys Calc ☐ No Change to MAV

Rural Work Order Processing Form

One Page Per Account

Sequence #: 3 of 3 Account Number: 535861 MTL: 092W29B000300 RAM Transaction ID: 779827

Type: ☐ COM ☒ LLA ☐ PPT ☐ SEG ☐ SUB ☐ AC ☐ R of W ☐ Vacate ☐ Map Maintenance

Account Details

Ma Sa Nh: 07 06 000 Prop Class: 451 RMV Class: 451 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
535861	14530		6H	005	RURAL RESTRICTIVE	6.61	REST	FAIR SOIL, VIEW FAIR
535861	14530			005	OSD AVG			
535864	14530	1982	6H	005	WOODLOT	0.24	REST	FSOIL

Acreage Balance

Beginning Acres:

6.85

Ending Acres:

6.85

Net Gained or Lost:

0

Improvements

Account From	Code Area	Imp ID	Stat Class	Description & Size	Account From	Code Area	Imp ID	Stat Class	Description & Size
NO CHANGE									

Adjustments:

Exception

New MAV: 293,950

☐ Sys Calc

☐ No Change to MAV

2024 Property Appraisal Value Summary Account ID 535861

Map 092W29B000300

Appraisal Area 07-06-000

RMV Class 451

Property Class 451

MARION County

Situs 4497 WINTERCREEK RD SE JEFFERSON OR 97352

Value Summary

Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Rural Restrictive 6.61 Acres	\$246,470	\$246,470	\$0	100.0000%	\$0	\$0	\$246,470	\$246,470	\$0	\$163,320	\$163,320
OSD - AVERAGE	\$45,000	\$45,000	\$0	100.0000%	\$0	\$0	\$45,000	\$45,000	\$0	\$25,130	\$25,130
141 RESIDENCE 1748 Sqft	\$261,700	\$261,700	\$0	122.0000%	\$0	\$0	\$261,700	\$261,700	\$0	\$74,410	\$74,410
351 FARM BLDG 1728 Sqft	\$41,380	\$41,380	\$0	100.0000%	\$0	\$0	\$41,380	\$41,380	\$0	\$22,860	\$22,860
341 FARM BLDG 320 Sqft	\$1,330	\$1,330	\$0	100.0000%	\$0	\$0	\$1,330	\$1,330	\$0	\$620	\$620
341 FARM BLDG 80 Sqft	\$0	\$0	\$0	100.0000%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Account Totals	\$595,880	\$595,880	\$0		\$0	\$0	\$595,880	\$595,880	\$0	\$286,340	\$286,340

Tax Account Totals

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
14530	535861	\$595,880	\$595,880	\$0	\$0	\$0	\$595,880	\$595,880	\$0	\$286,340	\$286,340
Land / Impr Summary											
		Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV

Land	\$291,470	\$291,470	\$0	\$0	\$0	\$291,470	\$291,470	\$291,470	\$0	\$188,450	\$188,450
Impr	\$304,410	\$304,410	\$0	\$0	\$0	\$304,410	\$304,410	\$304,410	\$0	\$97,890	\$97,890
MS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Exceptions

Source	Type	Item Description	Year Added	Year Used	RMV	CPR	Ratio RMV
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after WA GIVING

Lot Line Adjustment

This worksheet used to determine the amount of MAV moving from one account to another. The change in land value is calculated outside of this worksheet and entered as the "Updated Land RMV". OSD or improvement changes are also reflected in the "Updated" fields. The updated MAV values are based upon the Current Year MAV plus the change in total RMV to the account transferring land and/or improvements.

Tax Year: 25-26

RAM Transaction ID#: 779827

1 of 2

2 of 2

Account Number*: 535861

535864

Current Year MAV: 294,930

215,790

Certified Yr Land RMV**: 248,450

Certified Yr OSD RMV**: 45,000

Certified Yr Imp RMV: 304,410

Certified Total RMV: 597,860

MAV/RMV Ratio: 0.4933

Updated Land RMV***: 246,470

Updated OSD RMV: 45,000

Updated Imp RMV: 304,410

Updated Total RMV: 595,880

Updated MAV: 293,950

216,770

MAV Moved: (980)

*The account transferring land should be entered as 1 of 2

**Specially Assessed land and OSD does not have MAV associated with them. Only market land/OSD's should be used for MAV calculation.

***Updated Land RMV calculations are performed outside this worksheet. Use certified year values.

Improvement Worksheet (To be used when determining value of improvements moving accounts <u>AND</u> when not all improvements are moving to the same account)			
Improvement:	Description	1 of 2 RMV	2 of 2 RMV
Trend (1=100%):	1		
Total RMV:		0	0

09 2W 19
SEE MAP
003W13

09 2W 19



MARION COUNTY, OREGON
SEC 19 T9S R2W W.M.
SCALE 1" = 400'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plot Boundary
 - Waterline - Tapped Brdly
 - Waterline - Non Brdly
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
- CORNER TYPES**
- + 1/8TH Section Cor
 - ⊙ D/C Corner
 - ⊕ 1/4 Section Cor
 - ⊕ 1/8TH Section Corner
 - ⊕ Section Corner
 - 21 22
- NUMBERS**
- Tax Code Number
00 00 00
- Acreage
All acres listed are Net Acres, excluding any
22AC portions of the taxlot within public ROWs.

NOTES

Tick Marker: A tick mark in the road indicates that the
labeled dimension extends into the public ROW

CANCELLED NUMBERS

400
700
800
900
1000

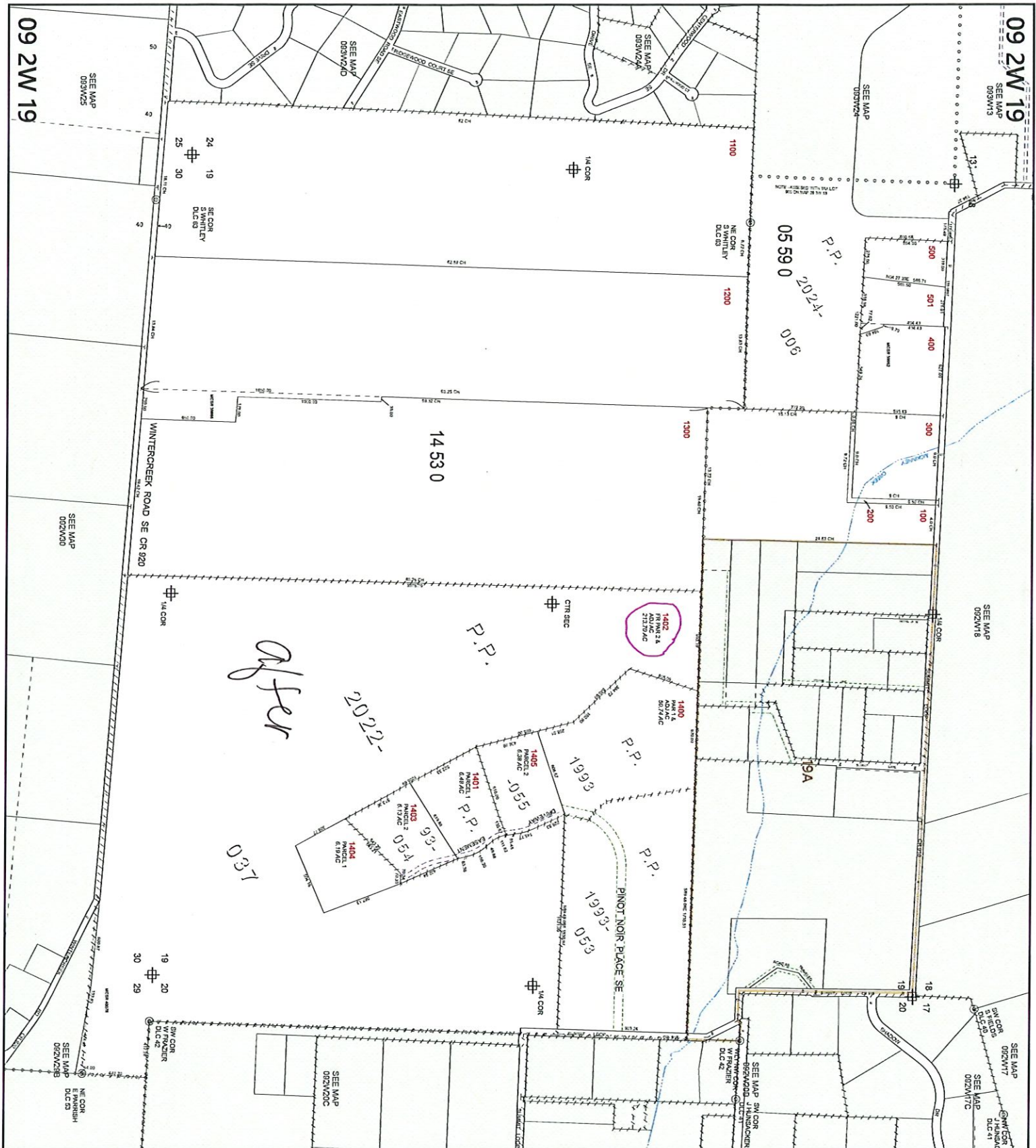
DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us
PLOT DATE: 4/23/2025

09 2W 19

09 2W 19



09 2W 29B



MARION COUNTY, OREGON
NW1/4 SEC29 T9S R2W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

<u>Taxlot Boundary</u>	<u>Historical Boundary</u>
<u>Road Right-of-Way</u>	<u>Easement</u>
<u>Railroad Right-of-Way</u>	<u>Railroad Centreline</u>
<u>Pavement Road ROW</u>	<u>Excavated Line</u>
<u>Subdivision/Plot Boundary</u>	<u>Map Boundary</u>
<u>Waterline - Taxlot Boundary</u>	<u>Waterline - Non Boundary</u>

CORNER TYPE

+ 1/16TH Section Cor. ~~+~~ 1/4 Section Co.
 ◎ DLC Corner 16 15

NUMBERS

Tax Code Num 00 00 0

Acres
0.25 AC

NOTES

labeled dimension extends into the public ROW

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CANCELLED NUMBERS

1201

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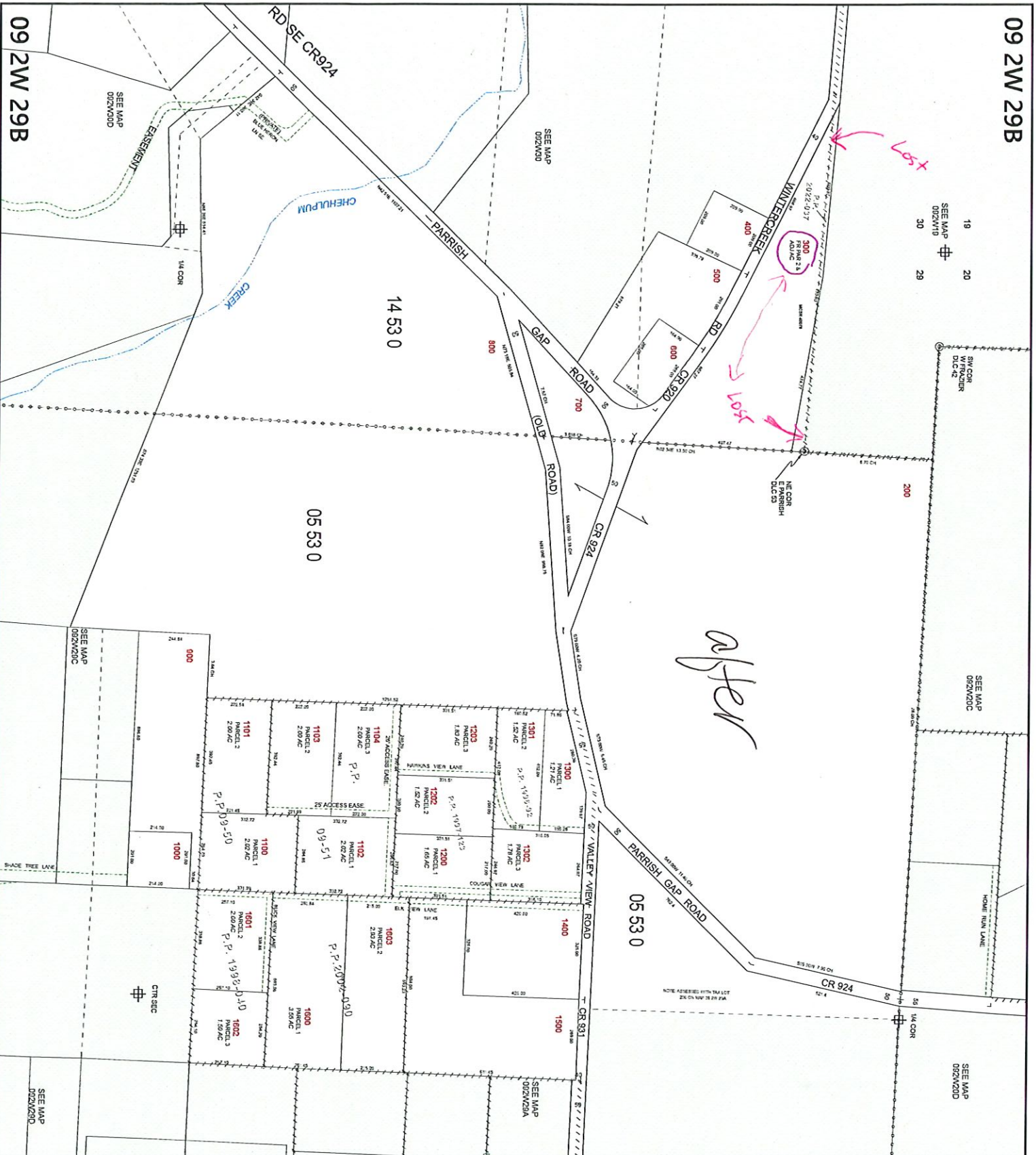
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09 2W 29B

09 2W 29B



MARION COUNTY, OREGON
NW 1/4 SEC 29 T9S R2W W.M.
SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision Plat Boundary
 - Waterline - Taxlot Boundary
 - Waterline - Non Boundary
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Traverse Line
 - Map Boundary
 - Waterline - Non Boundary

CORNER TYPES

- + 1/16th Section Cor.
- ⊙ D/C Corner
- ⊕ 1/4 Section Cor.
- ⊕ 1/8 Section Cor.
- ⊕ 1/16 Section Corner
- ⊕ 1/32 Section Corner
- ⊕ 1/64 Section Corner

NUMBERS

- Tax Code Number
- 00 00 0

NOTES

- All acre listed are Net Acres, excluding any 8.25 AC portions of the taxlot within public ROWs.

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW.

CANCELLED NUMBERS

1201

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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WWW.CO.MARION.ORG

PLOT DATE: 4/23/2025

09 2W 29B