

Rural Work Order Cover Sheet

RAM Transaction #: 784777 Recording Date: 11/20/2024 Year: 25 - 26

Account Numbers Involved: 537748 612286

(New accounts in Green, Cancelled accounts in Red)

Sequence #1: AC CORRECTION 537748 -0.41

Sequence #2: 612286 SEGREGATED OUT OF 537748 - DEED INDICATES THIS IS A LOT LINE ADJUSTMENT WITH TAX LOT 1000 - BEING PROCESSED AS A SEGREGATION OF 800 DUE TO DELINQUENT TAXES ON 1000
-6.81 537748

Sequence #3: 612286 SEGREGATED OUT OF 537748 - DEED INDICATES THIS IS A LOT LINE ADJUSTMENT WITH TAX LOT 1000 - BEING PROCESSED AS A SEGREGATION OF 800 DUE TO DELINQUENT TAXES ON 1000
+6.81 612286

Sequence #4: _____

Sequence #5: _____

Check For:				Forms Included:			
	Yes	No		Yes	No		✓
Move Building Permits	☐	☒	Multi-Section	☐	☒	RAM Report	☒
Move Photos	☐	☒	Tagged for 2 nd year Reset	☐	☒	Processing Forms	☒
Update Apex	☒	☐	Exemptions	☐	☐	Before and After Maps	☒
Update Account Notes	☒	☐	Update Tracker	☒	☐	Multi-Section Processing Form	☐
PAT LIAB Updates	☒	☐				Calculation Form(s)	☒

Miscellaneous Notes:

(Follow up workflow to correct soil, inventory, etc?)

Needs Unit review after Work Order

Forms Completed By: MLH

Date: 7/15/25

Appraisal Review: WW

Date: 7/15/25

Data Entry: QWO

Date: 7/16/25

Tax Year	Account ID	MTL	Transaction	Voucher Sequence	Recorded Date	Operation	Voucher Notes	Code	+/- Size	Size Type
2025	537748	061E28CC00800	784777	1	11/20/2024 12:47	SIZE CHANGE	AC CORRECTION	4500	-0.41	A
							612286 SEGREGATED OUT OF 537748 - DEED INDICATES THIS IS A LOT LINE ADJUSTMENT WITH TAX LOT 1000 - BEING PROCESSED AS A			
2025	537748	061E28CC00800	784777	2	11/20/2024 12:47	SEGREGATION - FROM	SEGREGATION OF 800 DUE TO DELINQUENT TAXES ON 1000	4500	-6.81	A
							612286 SEGREGATED OUT OF 537748 - DEED INDICATES THIS IS A LOT LINE ADJUSTMENT WITH TAX LOT 1000 - BEING PROCESSED AS A			
2025	612286	061E28CC00801	784777	3	11/20/2024 12:47	SEGREGATION - TO	SEGREGATION OF 800 DUE TO DELINQUENT TAXES ON 1000	4500	6.81	A

Rural Work Order Processing Form

One Page Per Account

Sequence #: 1 of 3 Account Number: 537748 MTL: 061E28CC00800 RAM Transaction ID: 784777

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

Account Details

Ma Sa Nh: 03 06 002 Prop Class: 641 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
537748	04500	2011	FTLC	005	Designated Forest Land	2.40	REST	
537748	04500	2011	FTLC	005	Designated Forest Land	5.48	REST	
537748	04500		4BDSS	005	Market Homesite	2.19	REST	

Acreage Balance	Beginning Acres:	10.48	Ending Acres:	10.07	Net Gained or Lost:	-0.41
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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: 492,470

☐ Sys Calc

☐ No Change to MAV

MAV Correction for Error in Size

Use this form to calculate the new MAV of up to 5 land or improvement segments if the value has changed due to correction of size/square footage. Print copy and add appraiser number, initials and the date. Attach screen prints of reports showing values used for values. MAV should be reallocated once account changes have been input. **Items E & I require specific values which come from Property Appraisal.*

Year for: 25-26 Account #: 537748

A	Current Year MAV	<u>498,360</u>				
B	Certified RMV of Non-Specially Assessed Segs.	<u>1,132,140</u>				
C	Certified Year Trend:	<u>1.00</u>	(Ex. 130 Trend = 1.3, 80 Trend = 0.8, No Trend =1.00)			
D	Seg with error (example: First Floor, Attic, etc.):	<u>1</u>				
E	Certified Year RMV of segment with error:	<u>98,970</u>				
F	Trended certified RMV of segs with error to total:	<u>98,970</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G	E / B = Ratio of segment with error to total:	<u>0.087</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H	A x G = MAV attributed to segment:	<u>43,570</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I	Corrected certified RMV of segment:	<u>85,600</u>				
J	Trended corrected certified RMV of segment:	<u>85,600</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
K	I / E = Proportional correction:	<u>0.865</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
L	H x K = Correct MAV of segment:	<u>37,680</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M	A - (sum of H) = MAV not affected by error:	<u>454,790</u>				
N	L + (sum of K) = Corrected Current Year MAV:	<u>492,470</u>				

Input Clerk

MAV = 492,470 By: MLH

Reviewed By: WW

2024 Property Appraisal Value Summary Account ID 537748

Map 061E28CC00800 Appraisal Area 03-06-002 RMV Class 401 Property Class 641 Marion County Situs 17524 SOUTH ABIQUA RD NE SILVERTON OR 97381

Value Summary

Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Market Homesite 2.19 Acres	\$85,600	\$85,600	\$0	100.000%	\$0	\$0	\$85,600	\$85,600	\$25,610	\$20,000	\$45,610
Designated Forest Land 2.4 Acres	\$93,810	\$93,810	\$0	100.000%	\$2,498	\$1,334	\$2,498	\$0	\$0	\$0	\$1,334
Designated Forest Land 5.48 Acres	\$214,210	\$214,210	\$0	100.000%	\$5,705	\$3,047	\$5,705	\$0	\$0	\$0	\$3,047
OSD - AVERAGE	\$45,000	\$45,000	\$0	100.000%	\$0	\$0	\$45,000	\$45,000	\$0	\$23,650	\$23,650
151 RESIDENCE 3010 Sqft	\$546,310	\$546,310	\$0	122.000%	\$0	\$0	\$546,310	\$546,310	\$0	\$235,330	\$235,330
148 RESIDENCE 0 Sqft	\$332,870	\$332,870	\$0	122.000%	\$0	\$0	\$332,870	\$332,870	\$0	\$128,010	\$128,010
108 RESIDENCE 0 Sqft	\$47,340	\$47,340	\$0	122.000%	\$0	\$0	\$47,340	\$47,340	\$0	\$20,390	\$20,390
107 RESIDENCE 0 Sqft	\$55,920	\$55,920	\$0	122.000%	\$0	\$0	\$55,920	\$55,920	\$0	\$24,080	\$24,080
341 FARM BLDG 120 Sqft	\$5,730	\$5,730	\$0	100.000%	\$0	\$0	\$5,730	\$5,730	\$0	\$2,780	\$2,780
Tax Account Totals					\$8,203	\$4,381	\$1,126,973	\$1,118,770	\$25,610	\$454,240	\$484,231

Tax Account Totals

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
04500	537748	\$1,426,790	\$1,426,790	\$0	\$8,203	\$4,381	\$1,126,973	\$1,118,770	\$25,610	\$454,240	\$484,231

Land / Impr Summary

Land											
Land		\$438,620	\$438,620	\$0	\$8,203	\$4,381	\$138,803	\$130,600	\$25,610	\$43,650	\$73,641
Impr		\$988,170	\$988,170	\$0	\$0	\$0	\$988,170	\$988,170	\$0	\$410,590	\$410,590
MS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Exceptions

Source	Type	Item Description	Year Added	Year Used	RMV	CPR	Ratio RMV
Fragment	Disqualified	Site 1 Market Homesite Size 2.19 Code Area 04500	2024	2024	\$52,680	48.620%	\$25,610

After AC
Before SEG

Rural Work Order Processing Form

One Page Per Account

Sequence #: 2 of 3 Account Number: 537748 MTL: 061E28CC00800 RAM Transaction ID: 784777

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

Account Details

Ma Sa Nh: 03 06 002 Prop Class: 641 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
537748	04500	2011	FTLC	005	Designated Forest Land	1.07	REST	
537748	04500		4BDSS	005	Market Homesite	2.19	REST	
537748	04500				OSDA			

Acreage Balance	Beginning Acres:	10.07	Ending Acres:	3.26	Net Gained or Lost:	-6.81
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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
537748	04500	3	108	7138 AD					

Adjustments: _____

Exception

New MAV: 480,930

☐ Sys Calc

☐ No Change to MAV

Rural Work Order Processing Form

One Page Per Account

Sequence #: 3 of 3 Account Number: 612286 MTL: 061E28CC00801 RAM Transaction ID: 784777

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

Account Details

Ma Sa Nh: 03 06 002 Prop Class: 640 RMV Class: 450 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
537748	04500	2011	FTLC	005	Designated Forest Land	1.33	REST	
537748	04500	2011	FTLC	005	Designated Forest Land	5.48	REST	

Acreage Balance	Beginning Acres:	0	Ending Acres:	6.81	Net Gained or Lost:	+6.81
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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
537748	04500	3	108	AD 8870sf					

Adjustments: _____

Exception

New MAV: 11,540 ☐ Sys Calc ☐ No Change to MAV

Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	537748	537748	612286	
Certified Land RMV*:	85600	85600	0	
Certified OSD*:	45000	45000		45000
Certified Imps:	988170	961950	26220	988170
RMV:	1118770	1092550	26220	
MAV**:	492470	480930	11540	492470
MAV/RMV Ratio:	0.440188779			
Size:	2.19	2.19	0	2.19

MAV Reset Year:	25-26		
MASANh:		03 06 002	03 06 002
RMV Class:		641	640
Prop Class:		451	450
Land Use Code:		5	5
Fran. Appraiser:		MLH	MLH

By: MLH
Date: 7/15/2025

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

AD of 16,000 is split during segregation

Apex Change: Yes No

Special Assessment (Lighting, Water/Sewer, etc.):

Exemption:

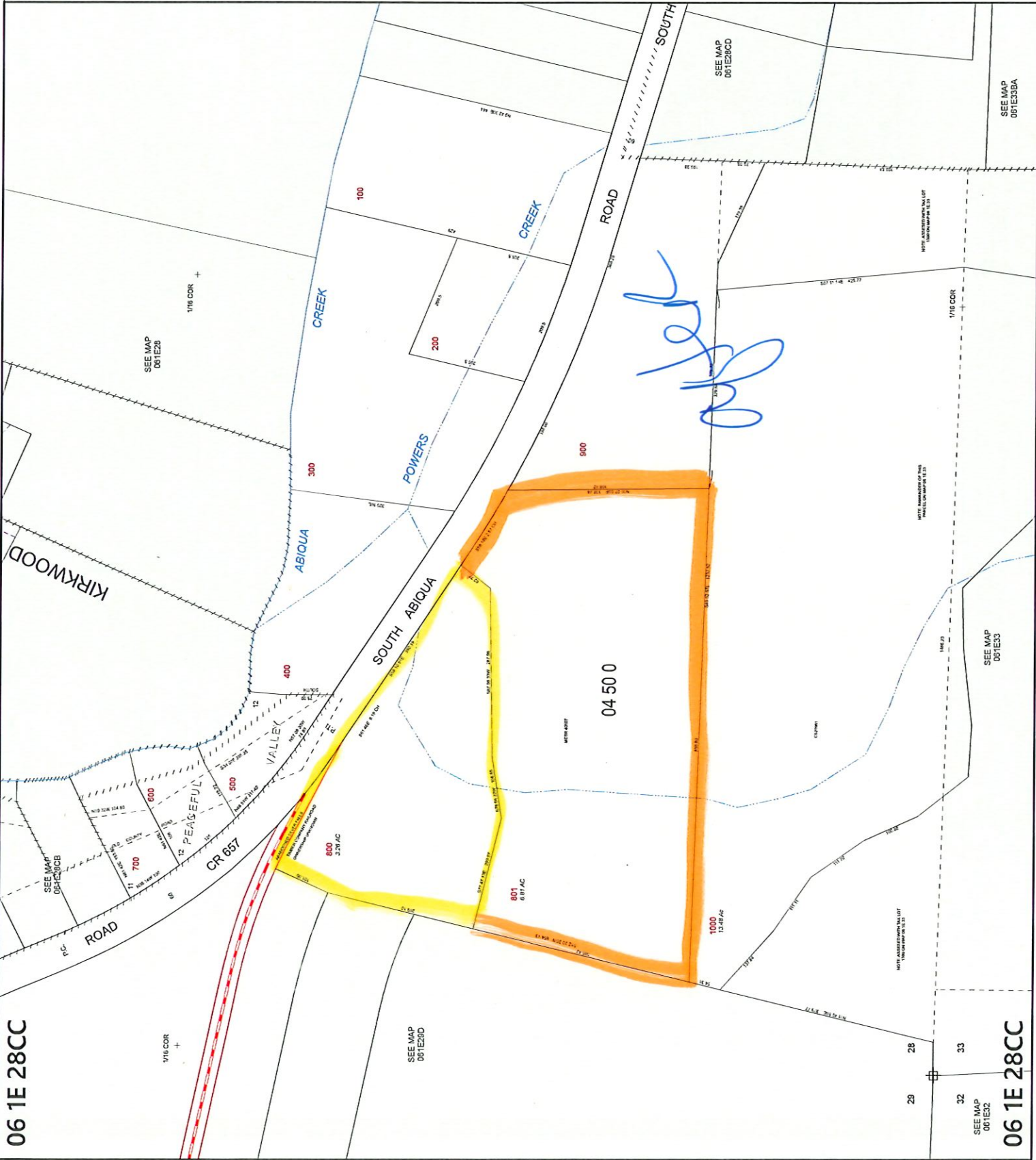
*Specially Assessed Land & OSD's do not have MAV associated with them. Only market land/OSD's should be used for MAV calculations.

**Current year MAV value

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	Parent Imp RMV	Child Imp RMV
	AD 7130	17290	
	AD 8870	17310	26220
Trend (1=100%):	1.22		
Total RMV:		42212	31988.4

06 1E 28CC

KIRKWOOD



06 1E 28CC



MARION COUNTY, OREGON
SW1/4 SW1/4 SEC28 T6S R1E W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

- Twist Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Bndry
- Waterline - Twist Bndry
- Waterline - Non Bndry
- Historical Boundary
- Easement
- Railroad Centerline
- Taxcode Line
- Map Boundary

CORNER TYPES

- + 1/16TH Section Cor
- ⊙ DIC Corner
- ⊕ 1/4 Section Cor
- ⊕ 1/16TH Section Corner
- ⊕ 21' 22'

NUMBERS

Tax Code Number
00 00 0

All acres listed are Net Acres, excluding any portions of the tablet within public ROWs

NOTES

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

CANCELLED NUMBERS

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 7/11/2025

06 1E 28CC

06 1E 28CC