

Rural Work Order Cover Sheet

RAM Transaction #: 792607 Recording Date: 2/04/25 Year: 25 - 26

Account Numbers Involved: 535258, 535259

(New accounts in Green, Cancelled accounts in Red)

Sequence #1: ACREAGE CORRECTION PER DEED AND MCSR 40102 - 1.83 535258

Sequence #2: ACREAGE CORRECTION PER DEED AND MCSR 40102 - 0.18 535259

Sequence #3: ADJUSTMENT FROM 535258 TO 535259 - 0.34 535258 LLA

Sequence #4: ADJUSTMENT FROM 535258 TO 535259 + 0.34 535259 LLA

Sequence #5: _____

Sequence #6: _____

Check For:					Forms Included:	
	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	☐	☐				☒
						☒

Miscellaneous Notes: Send letter to 535259 "Acquired SA land through LLA"

Forms Completed By: MDL Date: 4/29/25
 Appraisal Review: WW BES Date: 5/6/25
 Data Entry: CWO Date: 5/22/25

Tax Year	Account ID	MTL	Transaction	Voucher Sequence	Recorded Date	Operation	Voucher Notes	Code	+/- Size	Size Type
2025	535258	092W120001600	792607	1	2/4/2025 10:49	SIZE CHANGE	ACREAGE CORRECTION PER DEED AND MCSR 40102	5545	-1.83	A
2025	535259	092W120001700	792607	2	2/4/2025 10:49	SIZE CHANGE LOT LINE	ACREAGE CORRECTION PER DEED AND MCSR 40102	5545	-0.18	A
2025	535258	092W120001600	792607	3	2/4/2025 10:49	ADJUSTMENT - FROM	ADJUSTMENT FROM 535258 TO 535259	5545	-0.34	A
2025	535259	092W120001700	792607	4	2/4/2025 10:49	LOT LINE ADJUSTMENT - TO	ADJUSTMENT FROM 535258 TO 535259	5545	0.34	A

Rural Work Order Processing Form

One Page Per Account

Sequence #: 1 of 4 Account Number: 535258 MTL: 092W120001600 RAM Transaction ID: 792607

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

Account Details

Ma Sa Nh: 07 06 000 Prop Class: 550 RMV Class: 500 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
535258	05545	1974	2BISS	005	FARM USE EFU	3.14	REST	GSOIL, IRR
535258	05545	1974	4BISS	005	FARM USE EFU	32.17	REST	IRR

Acreage Balance	Beginning Acres:	37.14	Ending Acres:	35.31	Net Gained or Lost:	- 1.83
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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 4 Account Number: 535259 MTL: 083W120001700 RAM Transaction ID: 792607

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
535259	05545		2BDSS	005	RURAL RESTRICTIVE	0.82	REST	GSOIL
535259	05545				OSD AVG			

Acreage Balance	Beginning Acres:	1.00	Ending Acres:	.82	Net Gained or Lost:	-.18
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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: 218,570 ☐ 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 #: 535259

A	Current Year MAV	<u>221,470</u>				
B	Certified RMV of Non-Specially Assessed Segs.	<u>611,210</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>LAND 1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
E	Certified Year RMV of segment with error:	<u>176,000</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
F	Trended certified RMV of segs with error to total:	<u>176,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G	E / B = Ratio of segment with error to total:	<u>0.288</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H	A x G = MAV attributed to segment:	<u>63,770</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I	Corrected certified RMV of segment:	<u>168,010</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
J	Trended corrected certified RMV of segment:	<u>168,010</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
K	I / E = Proportional correction:	<u>0.955</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
L	H x K = Correct MAV of segment:	<u>60,870</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M	A - (sum of H) = MAV not affected by error:	<u>157,700</u>				
N	L + (sum of K) = Corrected Current Year MAV:	<u>218,570</u>				

Input Clerk

MAV = 218,570 By:

Reviewed By:

2024 Property Appraisal Value Summary Account ID 535259

Map 092W120001700 Appraisal Area 07-06-000 RMV Class 401 Property Class 401 MARION County Situs 10567 WEST STAYTON RD SE AUMSVILLE OR 97325

Value Summary											
Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Rural Restrictive 0.82 Acres	\$168,010	\$168,010	\$0	100.0000%	\$0	\$0	\$168,010	\$168,010	\$0	\$91,950	\$91,950
OSD - AVERAGE	\$45,000	\$45,000	\$0	100.0000%	\$0	\$0	\$45,000	\$45,000	\$0	\$22,640	\$22,640
132 RESIDENCE 3032 Sqft	\$359,180	\$359,180	\$0	122.0000%	\$0	\$0	\$359,180	\$359,180	\$0	\$89,910	\$89,910
341 FARM BLDG 273 Sqft	\$6,650	\$6,650	\$0	100.0000%	\$0	\$0	\$6,650	\$6,650	\$0	\$2,840	\$2,840
354 FARM BLDG 330 Sqft	\$370	\$370	\$0	100.0000%	\$0	\$0	\$370	\$370	\$0	\$150	\$150
351 FARM BLDG 660 Sqft	\$10,180	\$10,180	\$0	100.0000%	\$0	\$0	\$10,180	\$10,180	\$0	\$4,130	\$4,130
107 RESIDENCE 0 Sqft	\$13,830	\$13,830	\$0	122.0000%	\$0	\$0	\$13,830	\$13,830	\$0	\$3,400	\$3,400
	\$603,220	\$603,220	\$0		\$0	\$0	\$603,220	\$603,220	\$0	\$215,020	\$215,020

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
05545	535259	\$603,220	\$603,220	\$0	\$0	\$0	\$603,220	\$603,220	\$0	\$215,020	\$215,020

Land / Impr Summary

	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Land	\$213,010	\$213,010	\$0	\$0	\$0	\$213,010	\$213,010	\$0	\$114,590	\$114,590
Impr	\$390,210	\$390,210	\$0	\$0	\$0	\$390,210	\$390,210	\$0	\$100,430	\$100,430
MS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Rural Work Order Processing Form

One Page Per Account

Sequence #: 3 of 4 Account Number: 535258 MTL: 092W120001600 RAM Transaction ID: 792607

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

Account Details

Ma Sa Nh: 07 06 000 Prop Class: 550 RMV Class: 500 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
535258	05545	1974	2BISS	005	FARM USE EFU	3.14	REST	GSOIL, IRR
535258	05545	1974	4BISS	005	FARM USE EFU	31.83	REST	IRR

Acreage Balance

Beginning Acres:

35.31

Ending Acres:

34.97

Net Gained or Lost:

-0.34

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 #: 4 of 4 Account Number: 535259 MTL: 092W120001700 RAM Transaction ID: 792607

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

Account Details

Ma Sa Nh: 07 06 000 Prop Class: 551 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
535259	05545		2BDSS	005	RURAL RESTRICTIVE	0.82	REST	GSOIL
535259	05545				OSD AVG			
535258	05545	1974	4BISS	005	FARM USE EFU	0.34	REST	IRR

Acreage Balance	Beginning Acres:	.82	Ending Acres:	1.16	Net Gained or Lost:	0.34
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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

09 2W 12

09 2W 12

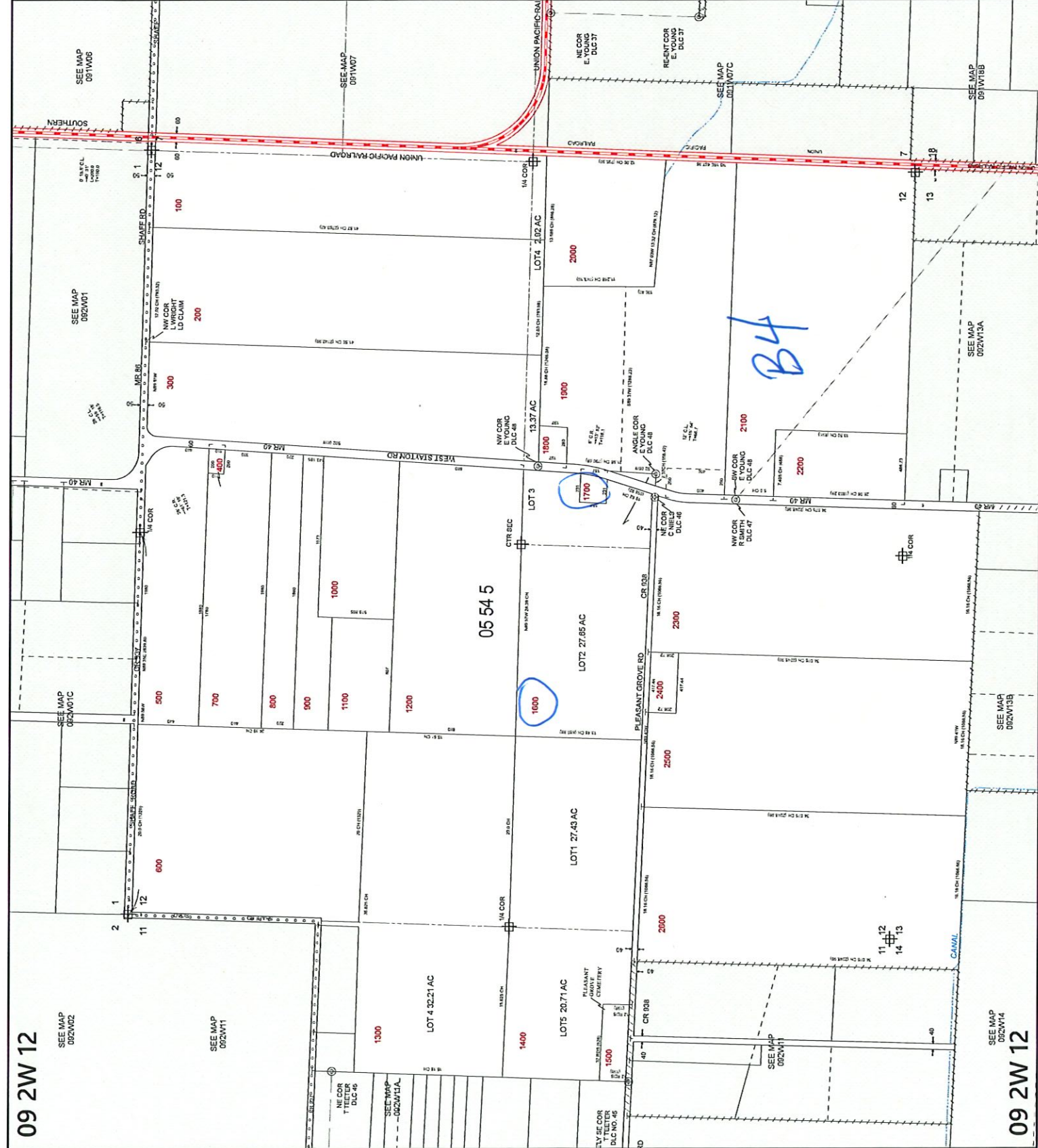
SEE MAP
002W02

SEE MAP
002W11

SEE MAP
002W01C

SEE MAP
002W01

SEE MAP
001W06



09 2W 12

09 2W 12



MARION COUNTY, OREGON
SEC 12 T9S R2W W.M.
SCALE 1" = 400'

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
- Twocodes Line
- Map Boundary

CORNER TYPES

- + 1/16TH Section Cor
- ⊙ DIC Corner
- ⊕ 1/4 Section Cor
- 16 15 Section Corner
- 21 22

NUMBERS

Tax Cor Number
00 00 0

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

NOTES

Tick Marks: A tick mark in the road indicates that the labelled 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: 10/17/2020

09 2W 12

09 2W 12



MARION COUNTY, OREGON
SEC 12 T9S R2W W.M.
SCALE 1" = 400'

LEGEND

LINE TYPES

Taxlot Boundary

Historical Boundary

Easement

Road Right-of-Way

Railroad Right-of-Way

Railroad Centerline

Private Road ROW

Subdivision Plat Boundary

Waterline - Taxlot Boundary

Waterline - Non Boundary

CORNER TYPES

+ 1/4 Section Cor.

⊙ D/C Corner

⊕ 1/16th Section Cor.

⊕ 1/32nd Section Cor.

⊕ 1/64th Section Cor.

⊕ 1/128th Section Cor.

⊕ 1/256th Section Cor.

⊕ 1/512th Section Cor.

⊕ 1/1024th Section Cor.

⊕ 1/2048th Section Cor.

⊕ 1/4096th Section Cor.

⊕ 1/8192th Section Cor.

⊕ 1/16384th Section Cor.

⊕ 1/32768th Section Cor.

⊕ 1/65536th Section Cor.

⊕ 1/131072th Section Cor.

⊕ 1/262144th Section Cor.

⊕ 1/524288th Section Cor.

⊕ 1/1048576th Section Cor.

⊕ 1/2097152th Section Cor.

⊕ 1/4194304th Section Cor.

⊕ 1/8388608th Section Cor.

⊕ 1/16777216th Section Cor.

⊕ 1/33554432th Section Cor.

⊕ 1/67108864th Section Cor.

⊕ 1/134217728th Section Cor.

⊕ 1/268435456th Section Cor.

⊕ 1/536870912th Section Cor.

⊕ 1/1073741824th Section Cor.

⊕ 1/2147483648th Section Cor.

⊕ 1/4294967296th Section Cor.

⊕ 1/8589934592th Section Cor.

⊕ 1/17179869184th Section Cor.

⊕ 1/34359738368th Section Cor.

⊕ 1/68719476736th Section Cor.

⊕ 1/137438953472th Section Cor.

⊕ 1/274877906944th Section Cor.

⊕ 1/549755813888th Section Cor.

⊕ 1/1099511627776th Section Cor.

⊕ 1/2199023255552th Section Cor.

⊕ 1/4398046511104th Section Cor.

⊕ 1/8796093022208th Section Cor.

⊕ 1/17592186044416th Section Cor.

⊕ 1/35184372088832th Section Cor.

⊕ 1/70368744177664th Section Cor.

⊕ 1/140737488355328th Section Cor.

⊕ 1/281474976710656th Section Cor.

NUMBERS

Tax Code Number

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NOTES

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

Cancelled Numbers

Cancelled Numbers

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Cancelled Numbers

After

05 54 5

09 2W 12

09 2W 12

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

PLOT DATE: 4/16/2025