

Rural Work Order Cover Sheet

RAM Transaction #: 794811

Year: 25 - 26

Account Numbers Involved: 542055

Sequence #1: ACREAGE CORRECTION -0.99 A

Sequence #2:

Sequence #3:

Sequence #4:

Sequence #5:

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

Miscellaneous Notes: RECORDED 2/26/25

Appraiser: WW Date: 3/6/25

Appraisal Review: WW Date: 3/10/25

Data Entry: Chui Date: 4/9/25

Tax Year	Account ID	MTL	Transaction	Voucher Sequence	Recorded Date	Operation	Voucher Notes	Code	+/- Size	Size Type
2025	542055	094E29DA01100	794811	1	2/26/2025 0:00	SIZE CHANGE	ACREGAE CORRECTION PER REEL 3493 PAGE 276 TO REMOVE AREA OUTSIDE OF NIAGARA SUBDIVISION	56490	-0.99	A

Value Comparison

MARION County

Account 542055 Map 094E29DA01100 RMV Class 451 Property Class 451 Situs 35950 NORTH SANTIAM HWY SE GATES OR 97346

Transaction ID 4639520 Status Research Last Changed wwilliams Operation Research

Year 2025 Date 3/10/2025 9:51:14 AM

Comments

Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev Rural Restrictive 1.69 Acres	\$293,440	\$293,440	\$0	\$89,520	\$0	\$89,520
New Rural Restrictive 0.7 Acres	\$212,170	\$212,170	\$0	\$88,880	\$0	\$88,880
	(\$81,270)	(\$81,270)	\$0	(\$640)	\$0	(\$640)
Prev Rural Restrictive 1.37 Acres	\$151,230	\$151,230	\$0	\$43,340	\$0	\$43,340
New Rural Restrictive 1.37 Acres	\$198,820	\$198,820	\$0	\$83,280	\$0	\$83,280
	\$47,590	\$47,590	\$0	\$39,940	\$0	\$39,940
Prev OSD - NO LANDSCAPE	\$35,000	\$35,000	\$0	\$14,790	\$0	\$14,790
New OSD - NO LANDSCAPE	\$35,000	\$35,000	\$0	\$14,660	\$0	\$14,660
	\$0	\$0	\$0	(\$130)	\$0	(\$130)
Prev 351 FARM BLDG 4000 Sqft	\$72,990	\$72,990	\$0	\$31,120	\$0	\$31,120
New 351 FARM BLDG 4000 Sqft	\$72,990	\$72,990	\$0	\$30,580	\$0	\$30,580
	\$0	\$0	\$0	(\$540)	\$0	(\$540)
Prev 142 RESIDENCE 2990 Sqft	\$518,190	\$518,190	\$0	\$288,020	\$0	\$288,020
New 142 RESIDENCE 2990 Sqft	\$518,190	\$518,190	\$0	\$217,060	\$0	\$217,060
	\$0	\$0	\$0	(\$70,960)	\$0	(\$70,960)
Total Prev	\$1,070,850	\$1,070,850	\$0	\$466,790	\$0	\$466,790
Total New	\$1,037,170	\$1,037,170	\$0	\$434,460	\$0	\$434,460
Total Change	(\$33,680)	(\$33,680)	\$0	(\$32,330)	\$0	(\$32,330)

2025
after Work order

Rural Work Order Processing Form

One Page Per Account

Sequence #: 1 of 1 Account Number: 542055 MTL: 094E29DA01100 RAM Transaction ID: 794811

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

Account Details

Ma Sa Nh: 01 06 000 Prop Class: 451 RMV Class: 451

Assigned Appraiser: CLINT LUKE Part of Unit: Yes ☐ or No ☒ Fire Patrol: Yes ☒ or No ☐

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
542055	56490	N/A	2HD	005	RURAL RESTRICTIVE	0.70	REST	H2OGR, GSOIL
542055	56490	N/A	2HI	005	RURAL RESTRICTIVE	1.37	REST	GSOIL, IRR
					OSD – NO LANDSCAPE			

Total Acres: 2.07

Improvements

Account From	Code Area	Imp ID	Stat Class	Description	Account From	Code Area	Imp ID	Stat Class	Description
542055	56490	1	351	GB					
542055	56490	2	142	MULTI STORY					

Adjustments: _____

Exception

New MAV: 434,460 ☐ 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 #: 542055

A	Current Year MAV	<u>466,790</u>				
B	Certified RMV of Non-Specially Assessed Segs.	<u>1,068,920</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 ID 1</u>				
E	Certified Year RMV of segment with error:	<u>274,320</u>				
F	Trended certified RMV of segs with error to total:	<u>274,320</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G	E / B = Ratio of segment with error to total:	<u>0.257</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H	A x G = MAV attributed to segment:	<u>119,790</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I	Corrected certified RMV of segment:	<u>200,280</u>				
J	Trended corrected certified RMV of segment:	<u>200,280</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
K	I / E = Proportional correction:	<u>0.730</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
L	H x K = Correct MAV of segment:	<u>87,460</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M	A - (sum of H) = MAV not affected by error:	<u>347,000</u>				
N	L + (sum of K) = Corrected Current Year MAV:	<u>434,460</u>				

Input Clerk

MAV = 434,460 By: WW

Reviewed By: CWS

Value Comparison

MARION County

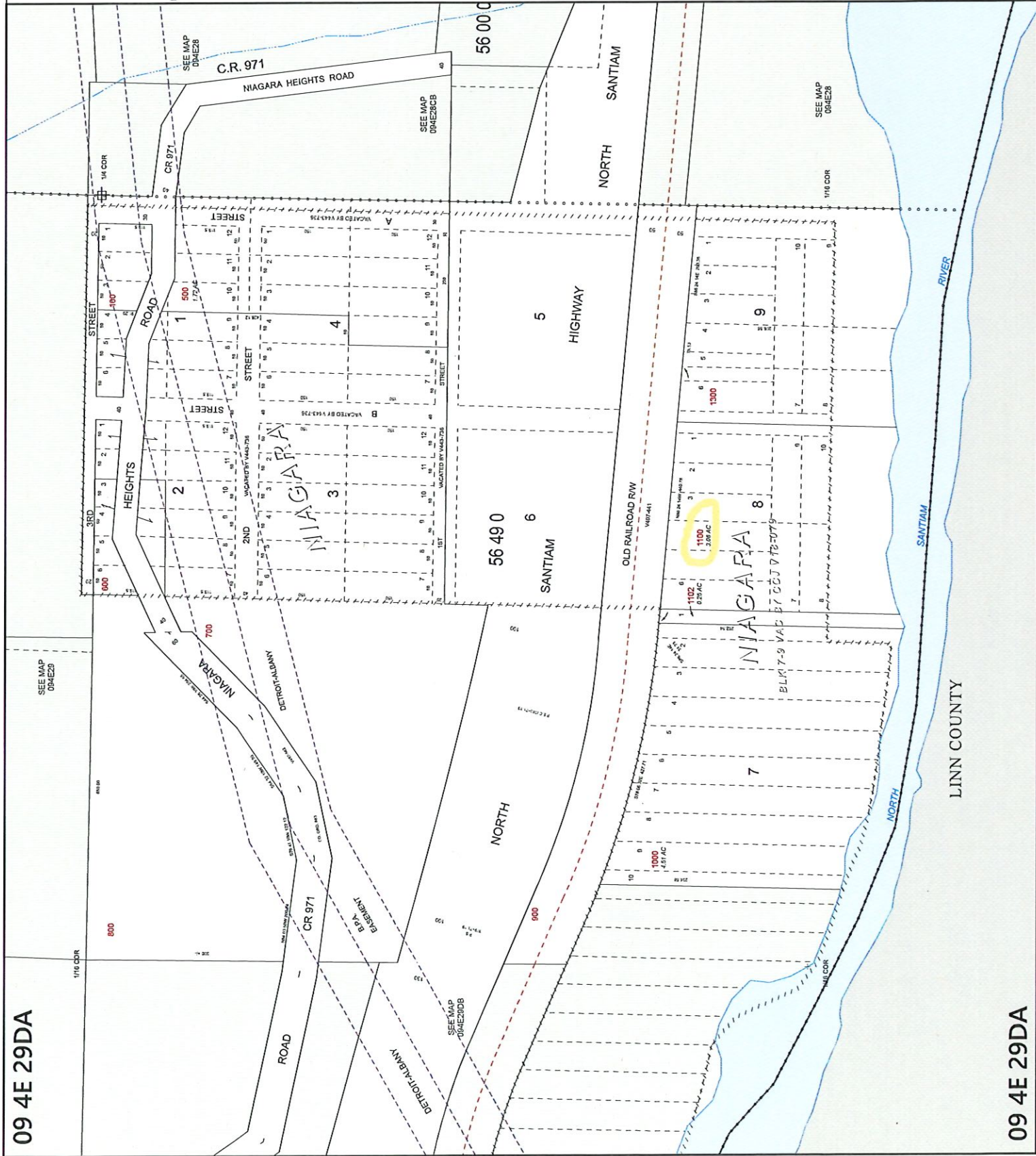
Account 542055 **Map** 094E29DA01100 **RMV Class** 451 **Property Class** 451 **Situs** 35950 NORTH SANTIAM HWY SE GATES OR 97346
Transaction ID 4639534 **Status** Research **Last Changed** wwilliams **Operation** Research
Year 2024 **Date** 3/10/2025 10:08:57 AM **Comments**

Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev Rural Restrictive 1.69 Acres	\$274,320	\$274,320	\$0	\$86,910	\$0	\$86,910
New Rural Restrictive 0.7 Acres	\$200,280	\$200,280	\$0	\$86,910	\$0	\$86,910
	(\$74,040)	(\$74,040)	\$0	\$0	\$0	\$0
Prev Rural Restrictive 1.37 Acres	\$135,030	\$135,030	\$0	\$42,080	\$0	\$42,080
New Rural Restrictive 1.37 Acres	\$174,490	\$174,490	\$0	\$42,080	\$0	\$42,080
	\$39,460	\$39,460	\$0	\$0	\$0	\$0
Prev OSD - NO LANDSCAPE	\$30,000	\$30,000	\$0	\$14,360	\$0	\$14,360
New OSD - NO LANDSCAPE	\$30,000	\$30,000	\$0	\$14,360	\$0	\$14,360
	\$0	\$0	\$0	\$0	\$0	\$0
Prev 351 FARM BLDG 4000 Sqft	\$74,550	\$74,550	\$0	\$30,210	\$0	\$30,210
New 351 FARM BLDG 4000 Sqft	\$74,550	\$74,550	\$0	\$30,210	\$0	\$30,210
	\$0	\$0	\$0	\$0	\$0	\$0
Prev 142 RESIDENCE 2990 Sqft	\$555,020	\$555,020	\$173,670	\$105,970	\$0	\$279,640
New 142 RESIDENCE 2990 Sqft	\$555,020	\$555,020	\$173,670	\$105,970	\$0	\$279,640
	\$0	\$0	\$0	\$0	\$0	\$0
Total Prev	\$1,068,920	\$1,068,920	\$173,670	\$279,530	\$0	\$453,200
Total New	\$1,034,340	\$1,034,340	\$173,670	\$279,530	\$0	\$453,200
Total Change	(\$34,580)	(\$34,580)	\$0	\$0	\$0	\$0

2024

09 4E 29DA

09 4E 29DA



09 4E 29DA

09 4E 29DA

MARION COUNTY, OREGON
NE1/4 SE1/4 SEC29 T9S R4E W.M.
SCALE 1" = 100'

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
 - Taxcode Line
 - Map Boundary
- CORNER TYPES**
- + 1/4 Section Cor
 - ⊕ 1/16th Section Cor
 - ⊙ D/C Corner
 - ⊕ 1/4 Section Cor
 - ⊕ 1/16th Section Cor
 - ⊕ 1/4 Section Cor
 - ⊕ 1/16th Section Cor

NUMBERS

Tax Code Number
00 00 0

Acreage
6.25 AC

NOTES

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

CANCELLED NUMBERS	
200	
300	
400	
1101	
1200	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 6/8/2021

