

# Rural Work Order Cover Sheet

RAM Transaction #: 797187 Recording Date: \_\_\_\_\_ Year: 25 - 26

Account Numbers Involved: 512171, 512172

(New accounts in **Green**, Cancelled accounts in **Red**)

Sequence #1: 512171- ACERAGE CORRECTION (+4.57 ACRES = +0.5 ACRES IN 15600, +4.07 ACRES IN 45570)

Sequence #2: 512171 - ADJUSTMENT FROM 512171 TO 512172 (-2.21 ACRES)

Sequence #3: 512172 - ADJUSTMENT FROM 512171 TO 512172 (+2.21 ACRES)

Sequence #4: \_\_\_\_\_

Sequence #5: \_\_\_\_\_

Sequence #6: \_\_\_\_\_

| Check For:            |                                     |                                     |                                       |                          | Forms Included:                     |                                                           |
|-----------------------|-------------------------------------|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|-----------------------------------------------------------|
|                       | Yes                                 | No                                  |                                       | Yes                      | No                                  |                                                           |
| Move Building Permits | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Multi-Section                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | RAM Report <input checked="" type="checkbox"/>            |
| Move Photos           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Tagged for 2 <sup>nd</sup> year Reset | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Processing Forms <input checked="" type="checkbox"/>      |
| Update Apex           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Exemptions                            | <input type="checkbox"/> | <input type="checkbox"/>            | Before and After Maps <input checked="" type="checkbox"/> |
| Update Account Notes  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Update Tracker                        | <input type="checkbox"/> | <input type="checkbox"/>            | Multi-Section Processing Form <input type="checkbox"/>    |
| PAT LIAB Updates      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                       |                          |                                     | Calculation Form(s) <input type="checkbox"/>              |

Miscellaneous Notes: RECORDED DATE: 2.19.25

Add ~~second~~ new HS & OSD  
for newer Res on 512171

Forms Completed By: JJS

Date: 4/22/25

Appraisal Review: WW

BES

Date: 4/24/25

Data Entry: CWD

Date: 5/6/25

| Tax Year | Account ID | MTL           | Transaction | Voucher Sequence | Recorded Date   | Operation                        | Voucher Notes                       | Code  | +/- Size | Size Type |
|----------|------------|---------------|-------------|------------------|-----------------|----------------------------------|-------------------------------------|-------|----------|-----------|
| 2025     | 512171     | 042W240000600 | 797187      | 1                | 2/19/2025 13:54 | SIZE CHANGE                      | ACREAGE CORRECTION                  | 15600 | 0.5      | A         |
| 2025     | 512171     | 042W240000600 | 797187      | 1                | 2/19/2025 13:54 | SIZE CHANGE                      | ACREAGE CORRECTION                  | 45570 | 4.07     | A         |
| 2025     | 512171     | 042W240000600 | 797187      | 2                | 2/19/2025 13:54 | LOT LINE<br>ADJUSTMENT -<br>FROM | ADJUSTMENT FROM 512171 TO<br>512172 | 45570 | -2.21    | A         |
| 2025     | 512172     | 042W240000500 | 797187      | 3                | 2/19/2025 13:54 | LOT LINE<br>ADJUSTMENT - TO      | ADJUSTMENT FROM 512171 TO<br>512172 | 45570 | 2.21     | A         |

# Rural Work Order Processing Form

One Page Per Account

Sequence #: 1 of 3 Account Number: 512171 MTL: 042W240000600 RAM Transaction ID: 797187

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

## Account Details

Ma Sa Nh: 02/06/000 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 |
|--------------|-----------|---------|------------|-----|---------------|------------|------|------------------|
| 512171       | 15600     | 1977    | WST        | 005 | WATER         | 3.50       | REST | WST              |
| 512171       | 45570     | 2009    | 2BI        | 005 | FARM HOMESITE | 1          | REST | GSOIL, IRR       |
| 512171       | 45570     | 1977    | 2BI        | 005 | FARM USE EFU  | 12.48      | REST | GSOIL, IRR       |
| 512171       | 45570     | 1977    | WST        | 005 | WATER         | 4.20       | REST | WST              |
| 512171       | 15600     | 2025    | WST        | 005 | WATER         | 0.50       | REST | WST              |
| 512171       | 45570     | 2025    | 2BI        | 005 | FARM USE EFU  | 4.07       | REST | GSOIL, IRR       |
|              |           |         |            |     |               |            |      |                  |
|              |           |         |            |     |               |            |      |                  |
|              |           |         |            |     |               |            |      |                  |
|              |           |         |            |     |               |            |      |                  |

|                 |                  |       |               |       |                     |       |
|-----------------|------------------|-------|---------------|-------|---------------------|-------|
| Acreage Balance | Beginning Acres: | 21.18 | Ending Acres: | 25.75 | Net Gained or Lost: | +4.57 |
|-----------------|------------------|-------|---------------|-------|---------------------|-------|

## Improvements

| Account From | Code Area | Imp ID | Stat Class | Description & Size | Account From | Code Area | Imp ID | Stat Class | Description & Size |
|--------------|-----------|--------|------------|--------------------|--------------|-----------|--------|------------|--------------------|
|              |           |        |            | NO CHANGES         |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |

Adjustments: \_\_\_\_\_

## Exception

# 2024 Property Appraisal Value Summary Account ID 512171

MARION County

Map 042W24000600

Appraisal Area 02-06-000

RMV Class 451

Property Class 551

Situs 19984 ARBOR GROVE RD NE SAINT PAUL OR 97137

## Value Summary

| Value Source               | Total RMV   | Tax RMV     | Exempt RMV | Trend %  | SAV       | MSAV     | M5          | Market M5   | Exception | MAV       | AV        |
|----------------------------|-------------|-------------|------------|----------|-----------|----------|-------------|-------------|-----------|-----------|-----------|
| Farm Homestead 1 Acres     | \$28,380    | \$28,380    | \$0        | 100.000% | \$19,880  | \$14,170 | \$19,880    | \$0         | \$0       | \$0       | \$14,170  |
| Farm Use - EFU 12.48 Acres | \$370,220   | \$370,220   | \$0        | 100.000% | \$64,147  | \$21,142 | \$64,147    | \$0         | \$0       | \$0       | \$21,142  |
| Water 4.2 Acres            | \$3,250     | \$3,250     | \$0        | 100.000% | \$1,059   | \$474    | \$1,059     | \$0         | \$0       | \$0       | \$474     |
| Water 3.5 Acres            | \$2,710     | \$2,710     | \$0        | 100.000% | \$922     | \$395    | \$922       | \$0         | \$0       | \$0       | \$395     |
| Water 0.5 Acres            | \$390       | \$390       | \$0        | 100.000% | \$131     | \$56     | \$131       | \$0         | \$0       | \$0       | \$56      |
| Farm Use - EFU 4.07 Acres  | \$104,990   | \$104,990   | \$0        | 100.000% | \$20,919  | \$6,894  | \$20,919    | \$0         | \$0       | \$0       | \$6,894   |
| SA OSD - FAIR              | \$31,000    | \$31,000    | \$0        | 100.000% | \$4,000   | \$4,000  | \$4,000     | \$0         | \$0       | \$0       | \$4,000   |
| 131 RESIDENCE 1516 Sqft    | \$225,860   | \$225,860   | \$0        | 122.000% | \$0       | \$0      | \$225,860   | \$225,860   | \$0       | \$115,410 | \$115,410 |
| 341 FARM BLDG 224 Sqft     | \$1,170     | \$1,170     | \$0        | 100.000% | \$0       | \$0      | \$1,170     | \$1,170     | \$0       | \$730     | \$730     |
| 351 FARM BLDG 1140 Sqft    | \$3,490     | \$3,490     | \$0        | 100.000% | \$0       | \$0      | \$3,490     | \$3,490     | \$0       | \$2,170   | \$2,170   |
| 342 FARM BLDG 4620 Sqft    | \$161,530   | \$161,530   | \$0        | 100.000% | \$0       | \$0      | \$161,530   | \$161,530   | \$0       | \$100,390 | \$100,390 |
| 354 FARM BLDG 968 Sqft     | \$780       | \$780       | \$0        | 100.000% | \$0       | \$0      | \$780       | \$780       | \$0       | \$490     | \$490     |
| 152 RESIDENCE 4979 Sqft    | \$1,152,960 | \$1,152,960 | \$0        | 122.000% | \$0       | \$0      | \$1,152,960 | \$1,152,960 | \$0       | \$587,150 | \$587,150 |
| 356 FARM BLDG 1008 Sqft    | \$10,230    | \$10,230    | \$0        | 100.000% | \$0       | \$0      | \$10,230    | \$10,230    | \$0       | \$6,360   | \$6,360   |
| Tax Account Totals         |             | \$2,096,960 | \$0        |          | \$111,058 | \$47,131 | \$1,667,078 | \$1,556,020 | \$0       | \$812,700 | \$859,831 |

| Code Area | Tax ID | Total RMV   | Tax RMV     | Exempt RMV | SAV       | MSAV     | M5          | Market M5   | Exception | MAV       | AV        |
|-----------|--------|-------------|-------------|------------|-----------|----------|-------------|-------------|-----------|-----------|-----------|
| 45570     | 512171 | \$2,093,860 | \$2,093,860 | \$0        | \$110,005 | \$46,680 | \$1,666,025 | \$1,556,020 | \$0       | \$812,700 | \$859,380 |
| 15600     | 512170 | \$3,100     | \$3,100     | \$0        | \$1,053   | \$451    | \$1,053     | \$0         | \$0       | \$0       | \$451     |

## Land / Impr Summary

|      | Total RMV   | Tax RMV     | Exempt RMV | SAV       | MSAV     | M5          | Market M5   | Exception | MAV       | AV        |
|------|-------------|-------------|------------|-----------|----------|-------------|-------------|-----------|-----------|-----------|
| Land | \$540,940   | \$540,940   | \$0        | \$111,058 | \$47,131 | \$111,058   | \$0         | \$0       | \$0       | \$47,131  |
| Impr | \$1,556,020 | \$1,556,020 | \$0        | \$0       | \$0      | \$1,556,020 | \$1,556,020 | \$0       | \$812,700 | \$812,700 |
| MS   | \$0         | \$0         | \$0        | \$0       | \$0      | \$0         | \$0         | \$0       | \$0       | \$0       |

## Exceptions

| Source | Type | Item Description | Year Added | Year Used | RMV | CPR | Ratio RMV |
|--------|------|------------------|------------|-----------|-----|-----|-----------|
|--------|------|------------------|------------|-----------|-----|-----|-----------|

After Ac Condition

# Rural Work Order Processing Form

One Page Per Account

Sequence #: 2 of 3 Account Number: 512171 MTL: 042W240000600 RAM Transaction ID: 797187

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

## Account Details

Ma Sa Nh: 02/06/00 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 |
|--------------|-----------|---------|------------|-----|--------------|------------|------|------------------|
| 512171       | 15600     | 1977    | WST        | 005 | WATER        | 3.50       | REST | WST              |
| 512171       | 45570     | 1977    | 2BI        | 005 | FARM USE EFU | 11.27      | REST | GSOIL, IRR       |
| 512171       | 45570     | 1977    | WST        | 005 | WATER        | 4.20       | REST | WST              |
| 512171       | 15600     | 2025    | WST        | 005 | WATER        | 0.50       | REST | WST              |
| 512171       | 45570     | 2025    | 2BI        | 005 | FARM USE EFU | 4.07       | REST | GSOIL, IRR       |

|                 |                  |       |               |       |                     |       |
|-----------------|------------------|-------|---------------|-------|---------------------|-------|
| Acreage Balance | Beginning Acres: | 25.75 | Ending Acres: | 23.54 | Net Gained or Lost: | -2.21 |
|-----------------|------------------|-------|---------------|-------|---------------------|-------|

## Improvements

| Account From | Code Area | Imp ID | Stat Class | Description & Size | Account From | Code Area | Imp ID | Stat Class | Description & Size |
|--------------|-----------|--------|------------|--------------------|--------------|-----------|--------|------------|--------------------|
| 512171       | 45570     | 3      | 351        | GB 1140            | 512171       | 45570     | 8      | 356        | LTE 850            |
| 512171       | 45570     | 4      | 342        | MC 4675            | 512171       | 45570     | 9      | 312        | LB 2340            |
| 512171       | 45570     | 5      | 354        | LTL 608            | 512171       | 45570     | 10     | 355        | LTH 1500           |
| 512171       | 45570     | 6      | 152        | MA 4979            |              |           |        |            |                    |

Adjustments:

## Exception

New MAV: 714,950 ☐ Sys Calc ☐ No Change to MAV

Rural Work Order Processing Form

# One Page Per Account

Sequence #: 3 of 3 Account Number: 512172 MTL: 042W240000500 RAM Transaction ID: 797187

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

## Account Details

Ma Sa Nh: 02/06/000 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 |
|--------------|-----------|---------|------------|-----|-----------------|------------|------|------------------|
| 512172       | 45570     | N/A     | 2BD        | 005 | MARKET HOMESITE | 0.23       | REST | GSOIL            |
| 512171       | 45570     | 1977    | 2BI        | 005 | FARM USE EFU    | 1.21       | REST | GSOIL, IRR       |
| 512171       | 45570     | 2009    | 2BI        | 005 | FARM HOMESITE   | 1          | REST | GSOIL, IRR       |
| 512171       |           |         |            |     | SA OSDF         |            |      |                  |
|              |           |         |            |     |                 |            |      |                  |
|              |           |         |            |     |                 |            |      |                  |
|              |           |         |            |     |                 |            |      |                  |
|              |           |         |            |     |                 |            |      |                  |

|                        |                         |             |                      |             |                            |              |
|------------------------|-------------------------|-------------|----------------------|-------------|----------------------------|--------------|
| <b>Acreage Balance</b> | <b>Beginning Acres:</b> | <b>0.23</b> | <b>Ending Acres:</b> | <b>2.44</b> | <b>Net Gained or Lost:</b> | <b>+2.21</b> |
|------------------------|-------------------------|-------------|----------------------|-------------|----------------------------|--------------|

## Improvements

| Account From | Code Area | Imp ID | Stat Class | Description & Size | Account From | Code Area | Imp ID | Stat Class | Description & Size |
|--------------|-----------|--------|------------|--------------------|--------------|-----------|--------|------------|--------------------|
| 512171       | 45570     | 1      | 131        | MA 1516            |              |           |        |            |                    |
| 512171       | 45570     | 2      | 341        | MP 224             |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |
|              |           |        |            |                    |              |           |        |            |                    |

Adjustments: \_\_\_\_\_

## Exception

New MAV: 213.890

☐ Sys Calc

☐ No Change to MAV

# 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#: | 797187 |
|                          | 1 of 2    | 2 of 2               |        |
| Account Number*:         | 512171    | 512172               |        |
| Current Year MAV:        | 837,080   | 91,760               |        |
| Certified Yr Land RMV**: | 0         |                      |        |
| Certified Yr OSD RMV**:  | 0         |                      |        |
| Certified Yr Imp RMV:    | 1,556,020 |                      |        |
| Certified Total RMV:     | 1,556,020 |                      |        |
| MAV/RMV Ratio:           | 0.5380    |                      |        |
| Updated Land RMV***:     | 0         |                      |        |
| Updated OSD RMV:         | 0         |                      |        |
| Updated Imp RMV:         | 1,328,990 |                      |        |
| Updated Total RMV:       | 1,328,990 |                      |        |
| Updated MAV:             | 714,950   | 213,890              |        |
| MAV Moved:               | (122,130) |                      |        |

Warning: Imp's Not Balanced, please verify if accurate

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

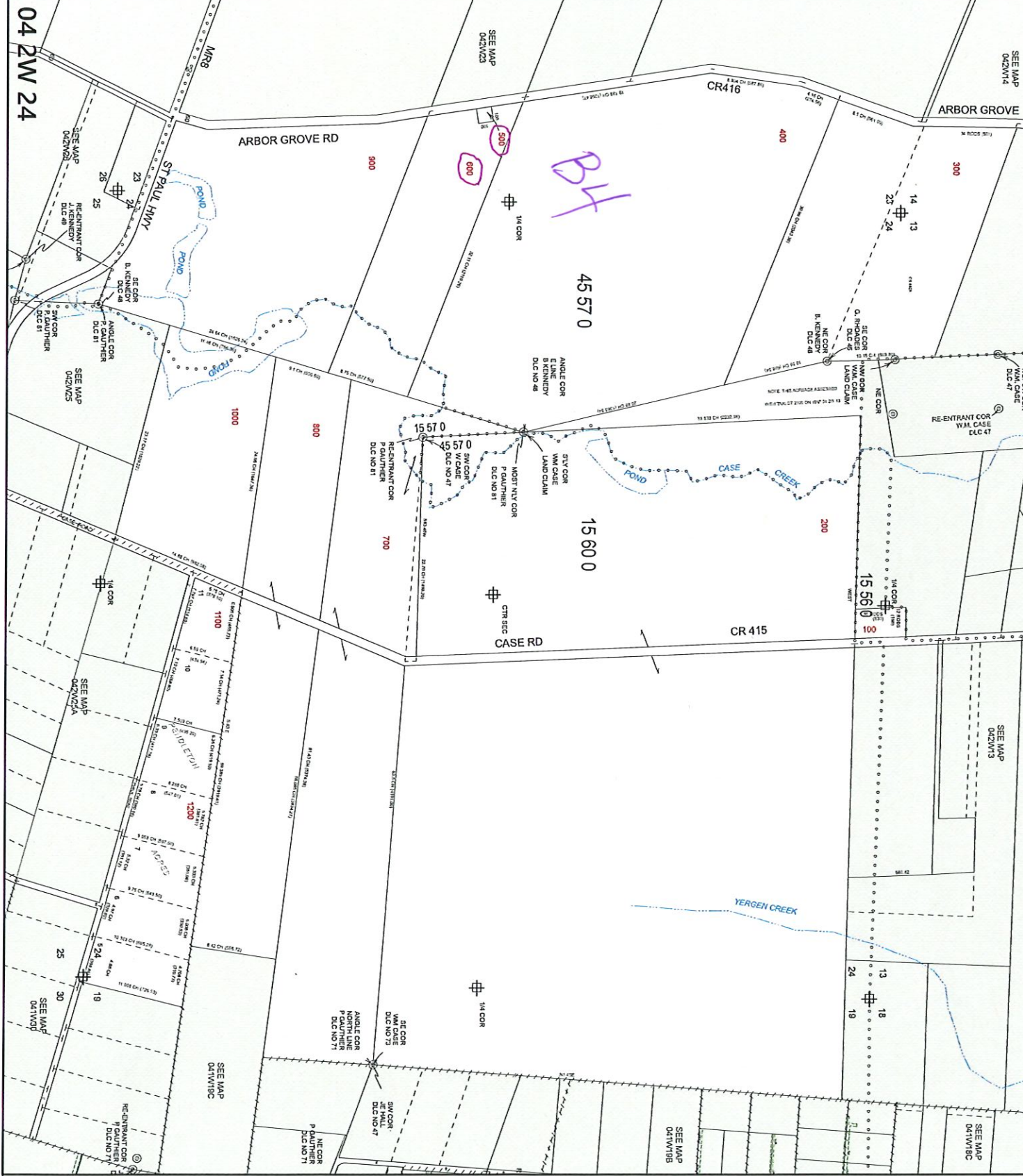
\*\*Specially Assessed land and OSD does not have MAV associated with them. Only market land/OSD's should be used for MAV calculation.

\*\*\*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<br>RMV | 2 of 2<br>RMV |
|                                                                                                                                                               | #1 MA       |               | 225,860       |
|                                                                                                                                                               | #2 MP       |               | 1,170         |
|                                                                                                                                                               | REMANING    | 1,328,990     |               |
|                                                                                                                                                               |             |               |               |
|                                                                                                                                                               |             |               |               |
|                                                                                                                                                               |             |               |               |
| Trend (1=100%):                                                                                                                                               | 1           |               |               |
| Total RMV:                                                                                                                                                    |             | 1,328,990     | 227,030       |

04 2W 24

04 2W 24



MARION COUNTY, OREGON  
SEC 24 T4S R2W W.M.  
SCALE 1" = 400'

LEGEND

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

CORNER TYPES

- 1/8th Section Cor. + 1/8th Section Cor.
- 1/4 Section Cor. + 1/4 Section Cor.
- 1/8th Section Cor. + 1/8th Section Cor.
- 1/4 Section Cor. + 1/4 Section Cor.

NUMBERS

- 00 00 0
- 00 00 0
- 00 00 0
- 00 00 0

NOTES

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



CANCELLED NUMBERS

|       |
|-------|
| 00001 |
|       |
|       |
|       |

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT WWW.CO.MARION.ORG

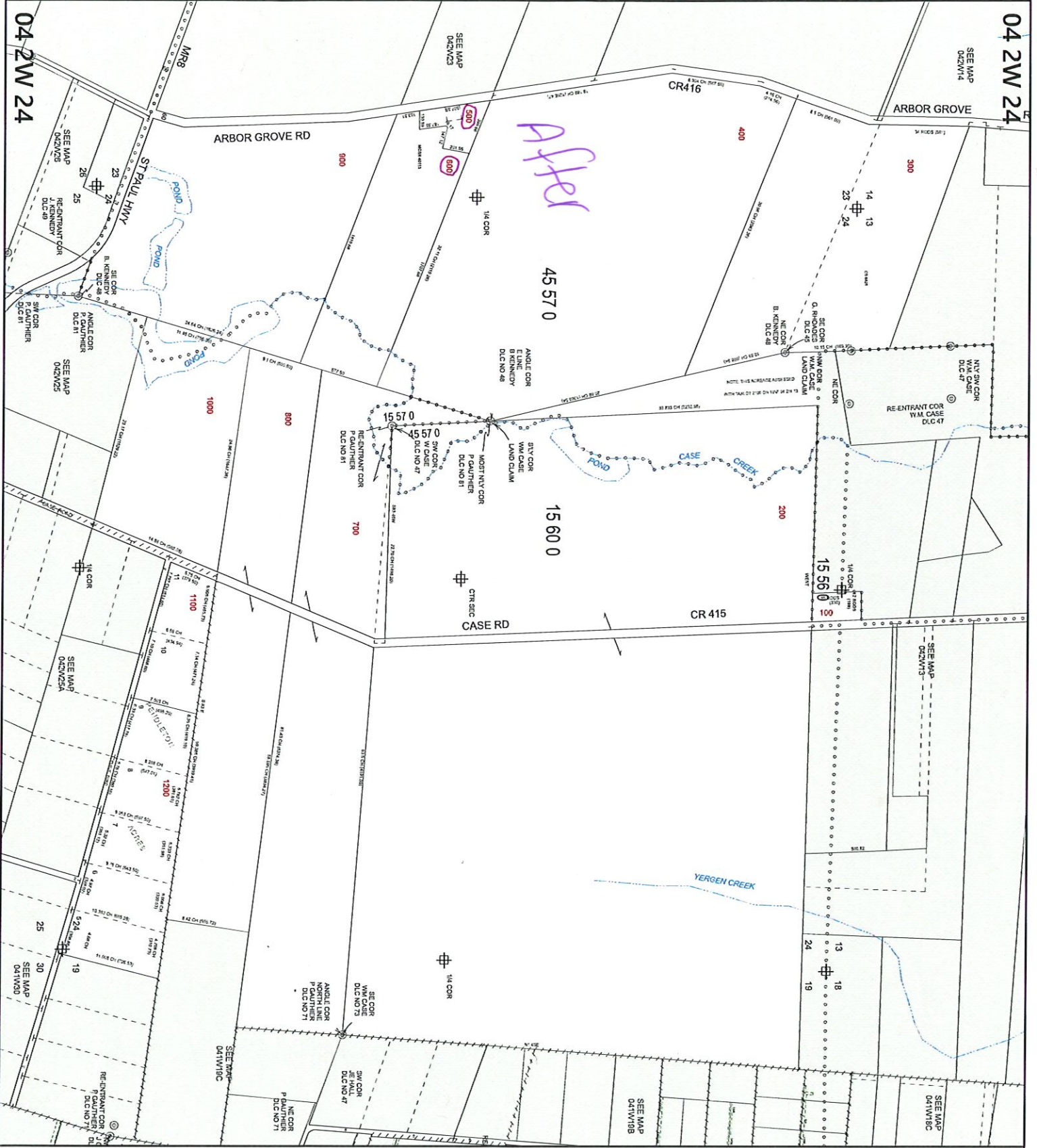
PLOT DATE: 10/16/2020

04 2W 24

04 2W 24

04 2W 24

04 2W 24



MARION COUNTY, OREGON  
SEC 24 T4S R2W W.M.  
SCALE 1" = 400'

LINE TYPES  
Legend

- Historical Boundary
- Taxlot Boundary
- Road Right-of-Way
- Exeminent
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Bndry
- Map Boundary
- Waterline - Taxlot Bndry
- Waterline - Non Bndry

CORNER TYPES  
+ 1/16th Section Cor  
⊙ D/C Corner  
⊕ 1/4 Section Cor  
⊕ 1/8th Section Cor  
⊕ Section Corner  
⊕ 21 22

NUMBERS  
Tax Code Number  
00 00 0  
000 00 0

Acres  
All acres listed are Net Acres, excluding any  
0.29 ac 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

|          |
|----------|
| 000 00 1 |
|          |
|          |
|          |

DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY



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

PLAT DATE: 4/17/2025

04 2W 24