

Residential Work Order

RAM Transaction ID: 819805

Tax Year: 2025-2026

Property ID#	Land Entered or Tabled	Improvements	MAV Balance	Amount Total Mkt
567215	Tabled	Tabled	☐ No Change	Syscalc
			☒ Reset	Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class
2680 sf	1500002	073W26DC08900	101	101
			LUC+	Code Area
			001	24010

Property ID#	Land Entered or Tabled	Improvements	MAV Balance	Amount Total Mkt
613239	Tabled	Tabled	☐ No Change	Syscalc
			☒ Reset	Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class
2616 sf	1500002	073W26DC08901	101	101
			LUC+	Code Area
			001	24010

Property ID#	Land Entered or Tabled	Improvements	MAV Balance	Amount Total Mkt
			☐ No Change	
			☐ Reset	Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class
			LUC+	Code Area

Property ID#	Land Entered or Tabled	Improvements	MAV Balance	Amount Total Mkt
			☐ No Change	
			☐ Reset	Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class
			LUC+	Code Area

Comments:

Size correction of 4 sf reduces 567215 from 5300 sf to 5296 sf, then 613239 segregated out of 567215. MAV re-set for 2026-27. Field sheets attached to document changes to improvements.

1/2 of improvements move to 613239, RW

☐ Tag Accounts (List Account #'s and Tag Reason Below)

	Yes	No
Building Permit Move:	☒ /	☐
Photo Move:	☒ /	☐
Apex Change:	☒ /	☐
Appraiser Franchise:	unassigned Theresa Swearingen	
Special Assessment:		
Exemption:		

Completed By	Date
Appraiser:	SR 1/28/26
Appr. Review:	RW 2.9.26
Appr. Clerk:	lak 2.10.26
	MBH 2/12/26

*Second Yr Reset - Used to indicate current Tax Year is a MAV balance and the following Tax Year will Reset total MAV

*LUC = Land Use Code

Summary

Lead Appr:_____Clerk:lk 2.10.26Lead Clerk:_____Appr:_____

Print Date:1/27/2026

ApexLK 2.9.26

Acct ID: 567215MTL: 073W26DC08900Date:1/28/26Appr:SRProp Class: 101RMV Prop Class: 101

Situs: 2260 SIMPSON ST SE SALEM OR 97302MaSaNh: 15 00 002Unit: 118794Year: 2026

Last Date Appraised: 07/31/2025Appraiser: THERESA SWEARINGENTag: YNTag info: 2025 - NEW RESIDENCE (Residence)

Owner: STEVE BENNETT CONSTRUCTION LLCLast Sales Date: 10/13/2023Roll Type: R

CycleTagSales VerificationOther:Inspection level: 1 2 34LCBTTOINSPAV: 469990

RMV Land: 97500RMV Imp: 507730RMV Total: 605230MAV: 216360MSAV: 0SAV: 0

Comment: 26-27: Tag; L2 07.31.25 TS

25-26: Tag; L2 01.13.25 TS

25-26: Tag; L4 11.08.24 TS

24-25: SV; L3 02.10.24 TS

Update inventory with exception. MAV re-set on account for 2026-27 due to separation work order.

OSDs

Count	Code	Description	RMV	Code Area	Exception	
1	URBF	URBAN - FAIR	12500	24010	2500	Add ZLL
1	URBN	URBAN - NO LANDSCAPE	10000	24010	0	Delete

Land

Site: 1Code Area: 24010Size: 5300 SqftUse Code: 001Zone:SAV Use:Exception: 0

Class:Value Source: ResidentialDescription:RMV: 75000Exception: Y N

Adjustment(s):Fire Patrol:Description:

Comments: 26-27: Tag; Update OSDN to F, TS

25-26: Tag; Add OSDx2, TS

25-26: Tag; 25-26 GONE=All Imp & OSD=MAV Lowered, TS

06-07: RECALC SETUP; APPR 04, 08/22/05.

Improvements - Residence / Manufactured Structures

Bldg: 1Code Area: 24010Stat Class: ~~242-~~142-~~142-~~Year Blt: 2024Eff Year Blt: 2025Sq.Ft: ~~2872~~1436% Complete: 100.00

Desc: Multi-Family Res, 2 UnitsDimensions:RMV: 507730

Func Obsc: 100Econ %: 100Other %: 100Exception: 251130Adjust:Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
First Floor	4 -	Finished	574	0	HB- 1 1	2024	2025	ROOF, BTH - 1 1KIT, HVAC	Exception: Y N
First Floor	4 -	Finished	574	0	0	2024	2025		Exception: Y NDelete
Second Floor	4 -	Finished	862	3 3	FB- 2 2	2024	2025	BATH - 2 2HVAC	Exception: Y N
Second Floor	4 -	Finished	862	0	0	2024	2025		Exception: Y NDelete
Garage Attached	4 -	Finished	264	0	0	2024	2025	ROOF	Exception: Y N
Garage Attached	4 -	Finished	264	0	0	2024	2025		Exception: Y NDelete

Accessories

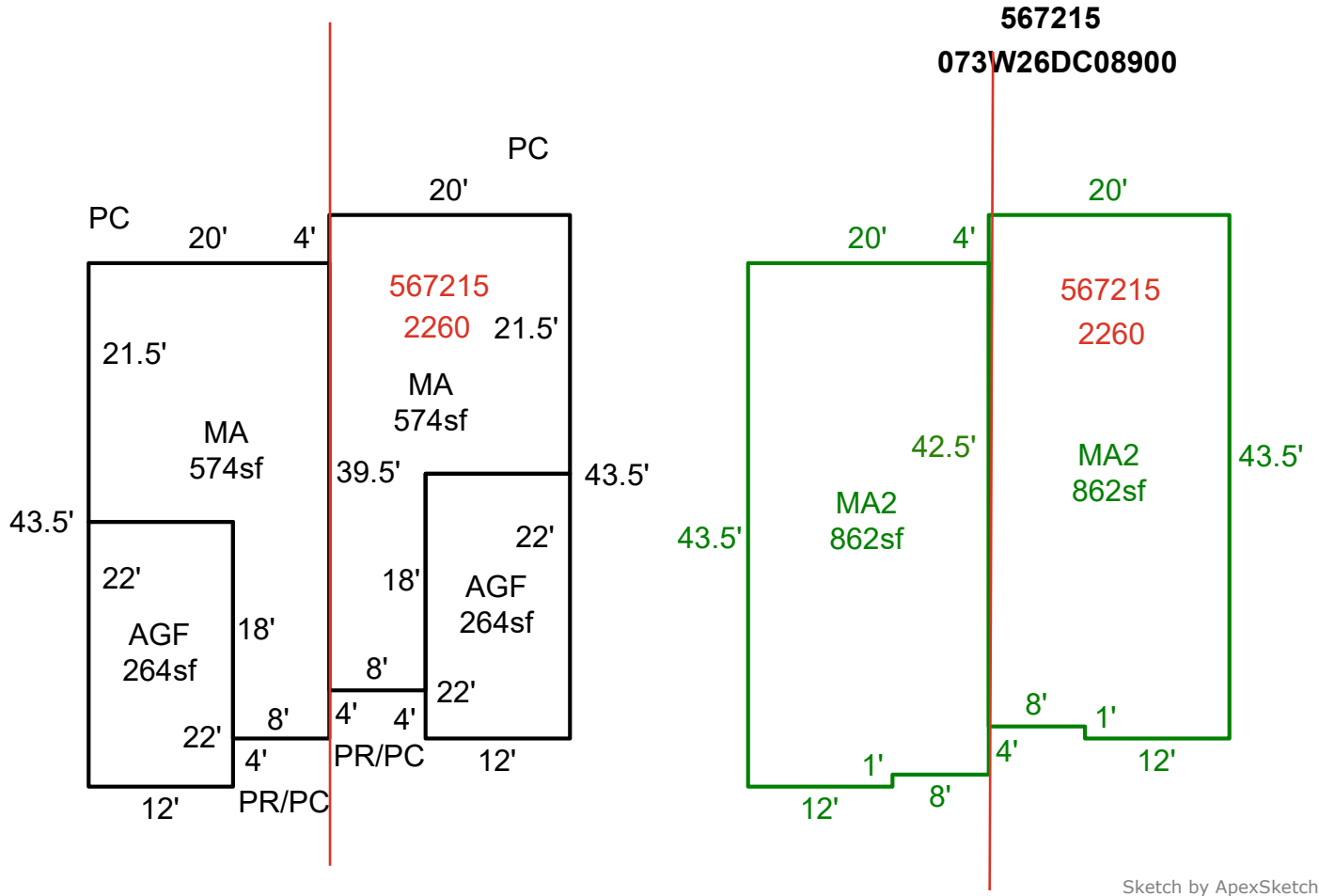
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2025	32550	1	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 567215 Parcel No.: 073W26DC08900
 Property Address: 2260/2262 SIMPSON ST SE
 City: SALEM County: Marion State: OR ZipCode: 97301
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	574.0	119.0	
	MA	1.0	574.0	119.0	1148.0
GLA2	MA2	1.0	862.0	127.0	
	MA2	1.0	862.0	127.0	1724.0
GAR	AGF	1.0	264.0	68.0	
	AGF	1.0	264.0	68.0	528.0

COMMENT TABLE 1

DRAWN BY AMB 05-04-11
 UPDATED BY JT 2/28/24
 Updated by AE 11.8.24

COMMENT TABLE 2

2/28/24 ALL IMPS GONE

COMMENT TABLE 3

Net LIVABLE cnt 4 (rounded) 2,872

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 1/27/2026

Apex 613239

Acct ID: ~~567215~~ MTL: 073W26DC08900 Date: 1/28/26 Appr: SR Prop Class: 101 RMV Prop Class: 101

Situs: ~~2260~~ 2260 SIMPSON ST SE SALEM OR 97302 MaSaNh: 15 00 002 Unit: 118794 Year: 2026

2262

Last Date Appraised: 07/31/2025 Appraiser: THERESA SWEARINGEN Tag: Y

N

 Tag info: 2025 - NEW RESIDENCE (Residence)

Owner: STEVE BENNETT CONSTRUCTION LLC Last Sales Date: 10/13/2023 Roll Type: R

Cycle Tag Sales Verification

Other:

 Inspection level: 1 2 3

4

 LCB TTO INSP AV: 469990

RMV Land: 97500 RMV Imp: 507730 RMV Total: 605230 MAV: 216360 MSAV: 0 SAV: 0

Comment: 26-27: Tag; L2 07.31.25 TS

25-26: Tag; L2 01.13.25 TS

25-26: Tag; L4 11.08.24 TS

24-25: SV; L3 02.10.24 TS

Work order: RAM Transaction ID# 815809

Update inventory with exception. MAV re-set on account for 2026-27 due to separation work order.

OSDs

Count	Code	Description	RMV	Code Area	Exception	
1	URBF	URBAN - FAIR	12500	24010	2500	Add ZLL
1	URBN	URBAN - NO LANDSCAPE	10000	24010	0	Delete

Land

Site: 1

Code Area: 24010

Size: 5300 Sqft

Use Code: 001

Zone:

SAV Use:

Exception: 0

Class:

Value Source: Residential

Description:

RMV: 75000

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 26-27: Tag; Update OSDN to F, TS

25-26: Tag; Add OSDx2, TS

25-26: Tag; 25-26 GONE=All Imp & OSD=MAV Lowered, TS

06-07: RECALC SETUP; APPR 04, 08/22/05.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 24010

Stat Class: ~~242-~~ 142-

Year Blt: 2024

Eff Year Blt: 2025

Sq.Ft: ~~2872~~ 1436

% Complete: 100.00

Desc: Multi-Family Res, 2 Units

Dimensions:

RMV: 507730

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 251130

Adjust:

Adjust RMV: 0

Floors

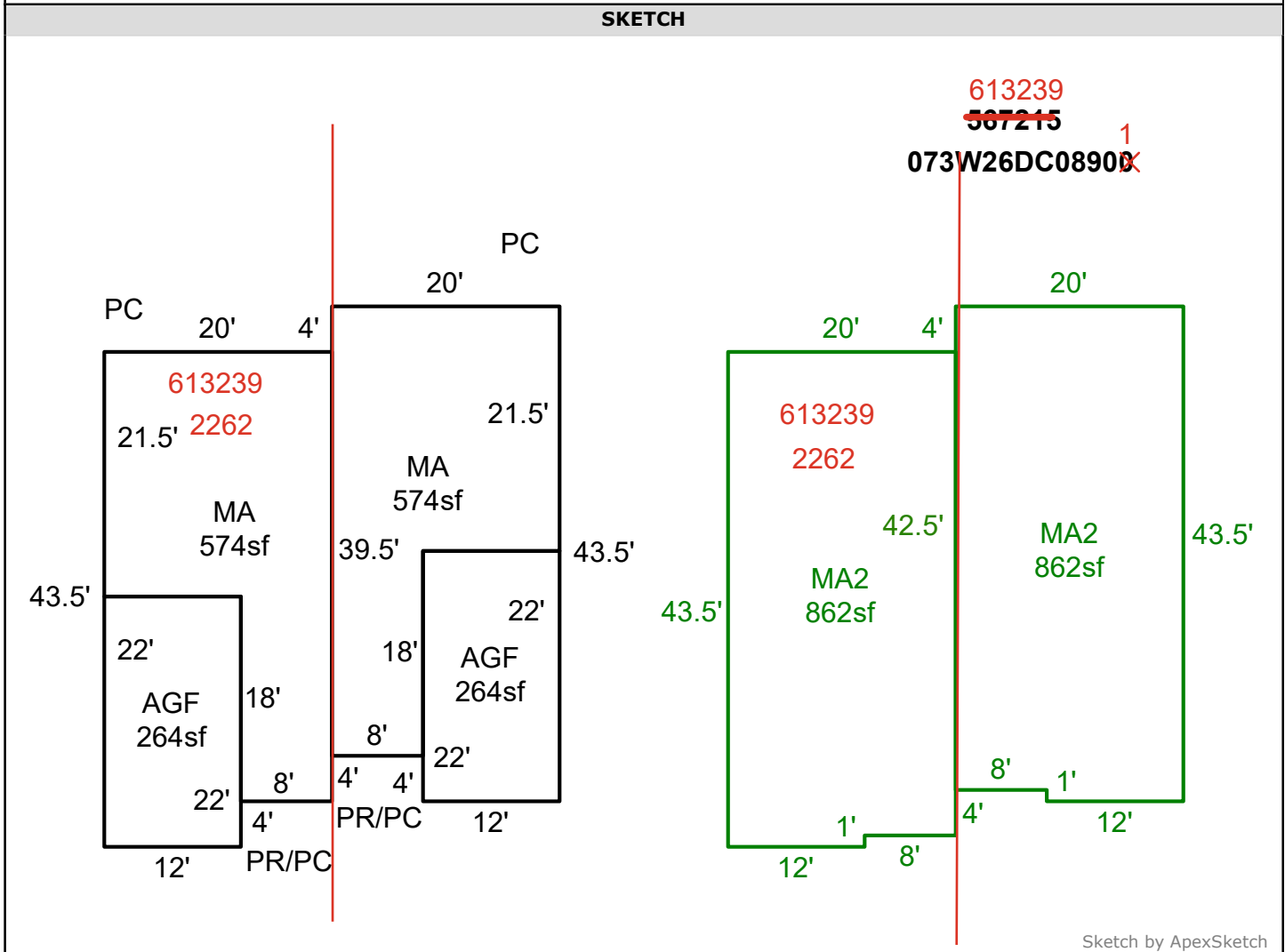
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Add ZLL
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First Floor	4 -	Finished	574	0	0	2024	2025		Exception: Y N Delete
Second Floor	4 -	Finished	862	X 3	FB- X 2	2024	2025	BATH - X 2 HVAC	Exception: Y N
Second Floor	4 -	Finished	862	0	0	2024	2025		Exception: Y N Delete
Garage Attached	4 -	Finished	264	0	0	2024	2025	ROOF	Exception: Y N
Garage Attached	4 -	Finished	264	0	0	2024	2025		Exception: Y N Delete

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	2025	32550	1	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
File No.: 567215 613239		Parcel No.: 073W26DC08900 X		
Property Address: 2260 /2262 SIMPSON ST SE		1		
City: SALEM	County: Marion	State: OR	ZipCode: 97301	
Owner:				
Client:		Client Address:		
Appraiser Name:		Inspection Date:		



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY AMB 05-04-11 UPDATED BY JT 2/28/24 Updated by AE 11.8.24	
GLA	MA	1.0	574.0	119.0			
	MA	1.0	574.0	119.0	1148.0		
GLA2	MA2	1.0	862.0	127.0			
	MA2	1.0	862.0	127.0	1724.0		
GAR	AGF	1.0	264.0	68.0		COMMENT TABLE 2	
	AGF	1.0	264.0	68.0	528.0		
Net LIVABLE						COMMENT TABLE 3	
						2/28/24 ALL IMPS GONE	
Net LIVABLE							
		cmt	4	(rounded)	2,872		

Size ID	Tax Year	Account ID	MTL	TF_MTL	Transaction	Voucher ID	Voucher Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/-	Size	Size Type
831228	2026	567215	073W26DC08900		819805	1069398	1	8/5/2025 11:55	1/26/2026 15:40	PARTITION PLAT CGV	SIZE CHANGE	SIZE CORRECTION	24010		-4	S
831229	2026	567215	073W26DC08900		819805	1069402	2	8/5/2025 11:55	1/26/2026 15:40	PARTITION PLAT CGV	PARTITION PLAT - FROM	PARTITION PLAT PER CITY OF SALEM CASE NO. MLD25-01. 613239 SEGREGATED OUT OF 567215	24010		-2616	S
831230	2026	613239	073W26DC08901	073W26DC08900	819805	1069406	3	8/5/2025 11:55	1/26/2026 15:40	PARTITION PLAT CGV	PARTITION PLAT - TO	PARTITION PLAT PER CITY OF SALEM CASE NO. MLD25-01. 613239 SEGREGATED OUT OF 567215	24010		2616	S