

# Residential Work Order

RAM Transaction ID: 959864

Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV <input type="checkbox"/> Balance <input checked="" type="checkbox"/> No Change <input type="checkbox"/> Reset	Amount 26,720	Second Yr Reset*
105687	Tabled	N/A			
Net Size 6,478 sq ft	MA/SA/Nh 17 01 000	Map-Taxlot 082W29DB02900	Prop Class 100	RMV Class 100	LUC+ 001 Code Area 05190

Property ID#	Land Entered or Tabled	Improvements <del>Sys Calc</del> Tabled	MAV <input type="checkbox"/> Balance <input checked="" type="checkbox"/> No Change <input type="checkbox"/> Reset	Amount 84,530	Second Yr Reset*
105686	Tabled				
Net Size 6,528 sq ft	MA/SA/Nh 17 01 000	Map-Taxlot 082W29DB02800	Prop Class 101	RMV Class 101	LUC+ 001 Code Area 05190

Property ID#	Land Entered or Tabled	Improvements	MAV <input type="checkbox"/> Balance <input type="checkbox"/> No Change <input type="checkbox"/> Reset	Amount	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 <input type="checkbox"/> Balance <input type="checkbox"/> No Change <input type="checkbox"/> Reset	Amount	Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+ Code Area

## Comments:

Acreage correction of 6 square feet added to 105686 prior to lot line adjustment. After acreage correction, 22 square feet removed from 105687 and added to 105686. All improvements stay on 105686. Size change to account giving up the land does not affect lot based RMV. No change to MAV to both accounts.

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

	Yes	No
Building Permit Move:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photo Move:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Apex Change:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Appraiser Franchise:	GM	
Special Assessment:	N/A	
Exemption:	N/A	

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Appraiser: GM 2-5-26  
 Appr. Review: SR 2/10/26 **RW 2.12.26**  
 Appr. Clerk: lak 2.12.26

**MBH 2/12/26**

**GM 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

Size ID	Tax Year	Account ID	MTL	TF_MTL	Transaction	Voucher ID	Voucher Sequence	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size
831256	2026	105686	082W29DB02800		959864	1070872	1	9/30/2025 11:15	2/4/2026 14:30	PARTITION PLAT - CGV	SIZE CHANGE	ACREAGE CORRECTION	05190	6
831257	2026	105687	082W29DB02900		959864	1070875	2	9/30/2025 11:15	2/4/2026 14:30	PARTITION PLAT - CGV	LOT LINE ADJUSTMENT - FROM	PARTITION PLAT PER CITY OF TURNER CASE NO. 25-03, WORKED AS A LOT LINE ADJUSTMENT. ADJUSTMENT FROM 105687 TO 105686.	05190	-22
831258	2026	105686	082W29DB02800	082W29DB02900	959864	1070878	3	9/30/2025 11:15	2/4/2026 14:30	PARTITION PLAT - CGV	LOT LINE ADJUSTMENT - TO	PARTITION PLAT PER CITY OF TURNER CASE NO. 25-03, WORKED AS A LOT LINE ADJUSTMENT. ADJUSTMENT FROM 105687 TO 105686.	05190	22

# 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: 2026-27

RAM Transaction ID#: 959864

	1 of 2	2 of 2
Account Number*:	105687	105686
Current Year MAV:	26,720	84,530
Certified Yr Land RMV**:	96,050	
Certified Yr OSD RMV**:	0	
Certified Yr Imp RMV:	0	
Certified Total RMV:	96,050	
MAV/RMV Ratio:	0.2782	
Updated Land RMV***:	96,050	
Updated OSD RMV:	0	
Updated Imp RMV:	0	
Updated Total RMV:	96,050	
Updated MAV:	26,720	84,530
MAV Moved:	0	

\*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 <b>AND</b> when not all improvements are moving to the same account)			
Improvement:	Description	1 of 2 RMV	2 of 2 RMV
Trend (1=100%):	1		
Total RMV:		0	0

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 105687  
 NOT OFFICIAL VALUES

**Map** 082W29DB02900  
**Code - Tax ID** 05190 - 105687

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PP 2025-048

Lot - 2

**Mailing** STAIR FAM TR  
 STAIR, DONOVAN E  
 STAIR, ELLEN S  
 4221 RUNCORN RD NE  
 GERVAIS OR 97026

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** GREG MARKLEY

**Property Class** 100 **MA** **SA** **NH**  
**RMV Class** 100 17 01 000

Site	Situs Address	City
	5175 CEDAR ST SE	TURNER

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
05190	Land	85,000	26,720	26,720	Land	0
	Impr	0	0	0	Impr	0
<b>Code Area Total</b>		85,000	26,720	26,720		0
<b>Grand Total</b>		85,000	26,720	26,720		0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class
05190	1	<input checked="" type="checkbox"/>			Residential	100	6,500 SF	
<b>Code Area Total</b>							6,500 SF	
								85,000

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

**Comments** Imp: HOUSE USED FOR STORAGE OF BUILDING MATERIALS. NOT INHABITABLE.

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 105687

**Map** 082W29DB02900  
**Code - Tax ID** 05190 - 105687

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PP 2025-048  
 Lot - 2

**Mailing** STAIR FAM TR  
 STAIR, DONOVAN E  
 4221 RUNCORN RD NE  
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**Appraiser** GREG MARKLEY

**Property Class** 100 **MA SA NH**  
**RMV Class** 100 17 01 000

Site	Situs Address	City
	5175 CEDAR ST SE	TURNER

		Value Summary					
Code Area		RMV	MAV	AV		RMV Exception	CPR %
05190	Land	96,050	25,950	25,950	Land	0	
	Impr	0	0	0	Impr	0	
<b>Code Area Total</b>		<del>96,050</del>	<del>25,950</del>	25,950		0	
<b>Grand Total</b>		96,050	25,950	25,950		0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
05190	1	<input checked="" type="checkbox"/>			Residential	113	6,500 SF		96,050
<b>Code Area Total</b>							6,500 SF		96,050

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

**Comments** Imp: HOUSE USED FOR STORAGE OF BUILDING MATERIALS. NOT INHABITABLE.

# Land Fragments

Site1

1 of 1

RMV Class100 - RESIDENTIAL LAND ONLY, 1 ACRE AND UNDER, INSIDE CITY OR UGB

Code Area05190

Physical Size6,500 SqFt

Valuation Size6,500 SqFt

Exempt %%

Land Class

Value SourceResidential

RMV Land Use001Residential

Plan Zone

Use Parent RMV Class

Calculate Separate

Comments

//2018-19 APPR REVIEW T18-043; REDUCED LAND & IMP RMV, BASED ON HOUSE REMOVED IN 2012, ALSO REMOVED OSD, BS/97. //2004-05 GIS# 2004-0160 ACREAGE CORRECTION DUE TO VACATION OF A PORTION OF STREET. //2002-03 REAPPRAISAL

## On-Site Developments

DESCRIPTION	RMV	SAV	MSAV	ATTACHED
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## Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED
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Before

RMV

Entered\$

Tabled\$85,000

Over %100%

Land Adj.\$

Base\$85,000

Trend %113%

Final\$96,050

MAV

Exclude MAV From Allocation

Entered\$

Allocated\$25,950

Exception\$

Final MAV\$25,950

Entered AV\$23,070

Tabled AV\$25,950

# Land Fragments

Site1

+

1 of 1

RMV Class

100 - RESIDENTIAL LAND ONLY, 1 ACRE AND UNDER, INSIDE CITY OR UGB

Land Class

Code Area

05190

Use Parent RMV Class

☒

Value Source

Residential

Physical Size

6,478 SqFt

RMV Land Use

001Residential

Valuation Size

6,478 SqFt

Plan Zone

Exempt %

%

Calculate Separate

☐

After

Comments

//2018-19 APPR REVIEW T18-043; REDUCED LAND & IMP RMV, BASED ON HOUSE REMOVED IN 2012, ALSO REMOVED OSD, BS/97. //2004-05 GIS# 2004-0160 ACREAGE CORRECTION DUE TO VACATION OF A PORTION OF STREET. //2002-03 REAPPRAISAL

On-Site Developments					+		
DESCRIPTION	RMV	SAV	MSAV	ATTACHED			

Land Adjustments					+		
CODE	LUC	DESCRIPTION	RMV	ATTACHED			

RMV

Entered

\$

Tabled

\$85,000

Over %

100%

Land Adj.

\$

Base

\$85,000

Trend %

113%

Final

\$96,050

MAV

Exclude MAV From Allocation

Entered

\$

Allocated

\$25,950

Exception

\$

Final MAV

\$25,950

Entered AV

\$23,070

Tabled AV

\$25,950