

## Residential Work Order

RAM Transaction ID: 959864

Tax Year: 2026-27

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

Property ID# 105686	Land		Improvements Sys Calc	MAV	Amount			
	Entered or Tabled				Balance	84,530		
					X	No Change		
			Tabled			Second Yr Reset*		
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#	Entered or Tabled	Improvements	MAV	Amount
			Balance	
			No Change	
			Reset	Second Yr Reset*

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

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**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:	/	x
Photo Move:	/	x
Apex Change:	/	x
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 <u>AND</u> when not all improvements are moving to the same account)			
Improvement:	Description	1 of 2	2 of 2
		1	
Trend (1=100%):			
Total RMV:		0	0

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

Map	082W29DB02900	Tax Status	Assessable
Code - Tax ID	05190 - 105687	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>	<b>85,000</b>	<b>26,720</b>	<b>26,720</b>		<b>0</b>
<b>Grand Total</b>	<b>85,000</b>	<b>26,720</b>	<b>26,720</b>		<b>0</b>

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

Improvement Breakdown							
Code Area	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	Tax Status	Assessable
Code - Tax ID	05190 - 105687	Account Status	Active
		Subtype	NORMAL

Legal Descr PP 2025-048  
 Lot - 2

Mailing STAIR FAM TR  
 STAIR, DONOVAN E  
 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	96,050	25,950	25,950	Land	0	
Impr	0	0	0	Impr	0	
<b>Code Area Total</b>	<b>96,050</b>	<b>25,950</b>	<b>25,950</b>			0
<b>Grand Total</b>	<b>96,050</b>	<b>25,950</b>	<b>25,950</b>			0

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

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

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

## Land Fragments

Site 1

+  1 of 1 

RMV Class	100 - RESIDENTIAL LAND ONLY, 1 ACRE AND UNDER, INSIDE CITY OR UGB	Land Class	▼	
Code Area	05190	<input checked="" type="checkbox"/> Use Parent RMV Class	Value Source	Residential
Physical Size	6,500 SqFt	<input checked="" type="checkbox"/>	RMV Land Use	001
Valuation Size	6,500 SqFt	<input checked="" type="checkbox"/>	Plan Zone	▼
Exempt %	%	<input checked="" type="checkbox"/>		
<input type="checkbox"/> Calculate Separate				

## Before

## 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**

Land Adjustments					
CODE	LUC	DESCRIPTION	RMV	ATTACHED	

RMV			
Entered	\$	<input type="checkbox"/>	
Tabled	\$85,000	<input checked="" type="checkbox"/>	
Over %	100%	<input type="checkbox"/>	
Land Adj.	\$		
Base	\$85,000	<input type="checkbox"/>	
Trend %	113%	<input checked="" type="checkbox"/>	
Final	\$96,050		

Account Year Map  
105687 2025 082W29DB02900  
Owner STAIR FAM TR Situs 5175 CEDAR ST SE TURNER OR 97392

Land Fragments

Site 1 +       1 of 1

RMV Class	100 - RESIDENTIAL LAND ONLY, 1 ACRE AND UNDER, INSIDE CITY OR UGB	Land Class	<input type="text"/>	<input type="text"/>
Code Area	05190	<input checked="" type="checkbox"/> Use Parent RMV Class	Value Source	Residential
Physical Size	6,478 SqFt	RMV Land Use	001	Residential
Valuation Size	6,478 SqFt	Plan Zone	<input type="text"/>	<input type="text"/>
Exempt %	%	<input type="checkbox"/> Calculate Separate		

After