

# Residential Work Order

RAM Transaction ID: 816226

Tax Year: 2026-27

Property ID#	Land		Improvements	MAV	Amount		
<u>102019</u>	<u>ENTERED OR TABLED</u>		<u>SYS CALC</u>	<input checked="" type="checkbox"/> Balance	<u>127,670</u>	<del>127,670</del>	<u>127,340</u>
				<input type="checkbox"/> No Change			
				<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*		
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area	
<u>5000 SQFT</u>	<u>1204000</u>	<u>061W35CB08500</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>04020</u>	

Property ID#	Land		Improvements	MAV	Amount		
<u>102084</u>	<u>ENTERED OR TABLED</u>		<u>N/A</u>	<input checked="" type="checkbox"/> Balance	<u>15,110</u>	<del>15,110</del>	<u>15,440</u>
				<input type="checkbox"/> No Change			
				<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*		
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area	
<u>5095 SQFT</u>	<u>1204000</u>	<u>061W35CB08600</u>	<u>100</u>	<u>100</u>	<u>001</u>	<u>04020</u>	

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

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

**Comments:**

AC CORRECTION BEFORE LLA  
 102019 GIVING 640 SQFT TO 102084

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

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

Completed By	Date
Appraiser:	<u>AG 1/29/26</u>
Appr. Review:	<u>SR 2/27/26</u> <span style="color: red;">RW 3.4.26</span>
Appr. Clerk:	<u>lk 3.4.26</u>
	<span style="color: red;">MBH 3/5/26</span>
	<span style="color: red;">AG 3.10.26</span>

\*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 I MTL	Transactor Voucher I Voucher	Recorded Date	Entry Date	Transactor Operation	Voucher Notes	Code	+/- Size	Size 1
831224	2026	102019 061W35CB08500	816226 1069266	1 7/31/2025 16:10	1/26/2026 13:42	LOT LINE AI SIZE CHAN	ACREAGE CORRECTION PER DEED AND MCSR 40210.	4020	76	S
831225	2026	102084 061W35CB08600	816226 1069269	2 7/31/2025 16:10	1/26/2026 13:42	LOT LINE AI SIZE CHAN	ACREAGE CORRECTION PER DEED AND MCSR 40210.	4020	-81	S
831226	2026	102019 061W35CB08500	816226 1069272	3 7/31/2025 16:10	1/26/2026 13:42	LOT LINE AI LOT LINE AI	ADJUSTMENT FROM 102019 TO 102084. CITY OF SILVER	4020	-640	S
831227	2026	102084 061W35CB08600	816226 1069275	4 7/31/2025 16:10	1/26/2026 13:42	LOT LINE AI LOT LINE AI	ADJUSTMENT FROM 102019 TO 102084. CITY OF SILVER	4020	640	S

# 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:	<b>2026-27</b>	RAM Transaction ID#:	<b>816226</b>
	1 of 2	2 of 2	
Account Number*:	<b>102019</b>	<b>102084</b>	
Current Year MAV:	<b>130,270</b>	<b>12,510</b>	
Certified Yr Land RMV**:	<b>93,950</b>		
Certified Yr OSD RMV**:	<b>15,000</b>		
Certified Yr Imp RMV:	<b>117,110</b>		
Certified Total RMV:	<b>226,060</b>		
MAV/RMV Ratio:	<b>0.5763</b>		
Updated Land RMV***:	<b>88,870</b>		
Updated OSD RMV:	<b>15,000</b>		
Updated Imp RMV:	<b>117,110</b>		
Updated Total RMV:	<b>220,980</b>		
Updated MAV:	<b>127,340</b>	<b>15,440</b>	
MAV Moved:	<b>(2,930)</b>		

\*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)			
	Description	1 of 2 RMV	2 of 2 RMV
Improvement:			
Trend (1=100%):	1		
Total RMV:		0	0

### Land Fragments

Site 1

RMV Class 101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB Land Class  
 Code Area 04020 Use Parent RMV Class Value Source Residential  
 Physical Size 5,640 SqFt RMV Land Use 001 Residential  
 Valuation Size 5,640 SqFt Plan Zone  
 Exempt % % Calculate Separate

After size change prior to LLA

Comments

//2013-14 LEAVE ACCT PT DUE TO BOPTA ORDER IN 2011-12 #42/KD.  
 //2012-13 LOG #2752;  
 2011-12 BOPTA #12-26B REDUCED LAND VALUE, IMPROVEMENT VALUE & AV BASED ON CONDITION OF STRUCTURES & ADJACENT PARCEL BEING NON-BUILDABLE, TREATING ALL LAND AS OVERSIZED LOT; ADD PTJ57 & TAG FOR CONDITION CHECK #42/KD.  
 //2006-07: RECALC SETUP; APPR NO.52 6/17/05. //52X107.

### On-Site Developments

DESCRIPTION	RMV	SAV	MSAV	ATTACHED
URBA - URBAN - AVERAGE	\$15,000	\$	\$	<input checked="" type="checkbox"/>

### Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED

**RMV**

Entered \$  
 Tabled \$83,140  
 Over % 100%  
 Land Adj. \$  
 Base \$83,140  
 Trend % 113%  
 Final \$93,950

**MAV**

Exclude MAV From Allocation  
 Entered \$  
 Allocated \$64,460  
 Exception \$  
 Final MAV \$64,460

Entered AV \$31,320  
 Tabled AV \$64,460  
 Final AV \$64,460

# Fragments

101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB

Land Class

04020

5,000 SqFt
5,000 SqFt
%

**Edit Land Fragment Size**

**Code Area**

Acres  SqFt

**Physical**

Acres   SqFt

**Valuation**

Acres   SqFt

Linear

Close

Residential

VE ACCT PT DUE TO BOPTA ORDER #2752;  
 TA #12-26B REDUCED LAND VALUE NON-BUILDABLE,  
 LAND AS OVERSIZED LOT; ADD P  
 ECALC SETUP; APPR NO.52 6/17/05

RMV	
Entered	\$
Tabled	\$78,650
Over %	100%
Land Adj.	\$
Base	\$78,650
Trend %	113%
Final	\$88,870

## Developments

	RMV	SAV	MSAV	ATTACHED
N - AVERAGE	\$15,000	\$	\$	<input checked="" type="checkbox"/>

## Adjustments

LUC	DESCRIPTION	RMV	ATTACHED

MAV	
Exclude MAV From Allocation	<input type="checkbox"/>
Entered	\$
Allocated	\$64,460

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 102019

**Map** 061W35CB08500  
**Code - Tax ID** 04020 - 102019

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

**Legal Descr** DAVENPORT'S ADDITION  
 Block - 3 Lot - 1

**Mailing** KMK PROPERTIES & INVESTMENTS INC  
 PO BOX 1461  
 SILVERTON OR 97381

**Deed Reference #** 2025-12713  
**Sales Date/Price** 04-30-2025 / \$0  
**Appraiser** ALICIA GECK

**Property Class** 101    **MA**    **SA**    **NH**  
**RMV Class** 101    12    04    000

Site	Situs Address	City
	407 S 1ST ST	SILVERTON

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
04020	Land	108,370	80,410	80,410	Land	0
	Impr	117,110	46,070	46,070	Impr	0
<b>Code Area Total</b>		225,480	126,480	126,480		0
<b>Grand Total</b>		225,480	126,480	126,480		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
04020	1	<input checked="" type="checkbox"/>			Residential	113	5,564 SF		93,370
					URBAN - AVERAGE	100			15,000
<b>Code Area Total</b>							5,564 SF		108,370

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
04020	1	1887	131	One Story Only	104	1,110		98,140	
	2	2004	355	Lean-to Heavy (LTH)	100	198		800	
	3	1920	128	Res other improvements	104	0		18,170	
<b>Code Area Total</b>						1,308		117,110	

**Contig Accts** 102084  
**Appraisal Maint** 2026-NEW RESIDENCE (Residence)  
**Comments** 24-25: Cycle; L3 08.07.24 GM  
 22-23: 08.02.22 AG deleted part total land adj

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 102019  
 NOT OFFICIAL VALUES

**Map** 061W35CB08500  
**Code - Tax ID** 04020 - 102019

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

**Legal Descr** DAVENPORT'S ADDITION  
 Block - 3 Lot - 1

**Mailing** KMK PROPERTIES & INVESTMENTS INC  
 PO BOX 1461  
 SILVERTON OR 97381

**Deed Reference #** 2025-12713  
**Sales Date/Price** 04-30-2025 / \$0  
**Appraiser** ALICIA GECK

**Property Class** 101 **MA SA NH**  
**RMV Class** 101 12 04 000

Site	Situs Address	City
	407 S 1ST ST	SILVERTON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
04020	Land	108,370	82,820	80,410	Land	0
	Impr	117,110	47,450	46,070	Impr	0
	<b>Code Area Total</b>	225,480	130,270	126,480		0
	<b>Grand Total</b>	225,480	130,270	126,480		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
04020	1	<input checked="" type="checkbox"/>			Residential	100	5,564 SF		93,370
					URBAN - AVERAGE	100			15,000
					<b>Code Area Total</b>		5,564 SF		108,370

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
04020	1	1887	131	One Story Only	100	1,110			98,140
	2	2004	355	Lean-to Heavy (LTH)	100	198			800
	3	1920	128	Res other improvements	100	0			18,170
				<b>Code Area Total</b>		1,308			117,110

**Contig Accts** 102084  
**Appraisal Maint** 2026-NEW RESIDENCE (Residence)  
**Comments** 24-25: Cycle; L3 08.07.24 GM  
 22-23: 08.02.22 AG deleted part total land adj

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 102084  
 NOT OFFICIAL VALUES

**Map** 061W35CB08600  
**Code - Tax ID** 04020 - 102084

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

**Legal Descr** DRAKE'S ADDITION TO SILVERTON  
 Block - 9 Lot - 1

**Mailing** KMK PROPERTIES & INVESTMENTS INC  
 PO BOX 1461  
 SILVERTON OR 97381

**Deed Reference #** 2025-12713  
**Sales Date/Price** 04-30-2025 / \$0  
**Appraiser** ALICIA GECK

**Property Class** 100 **MA** **SA** **NH**  
**RMV Class** 100 12 04 000

Site	Situs Address	City
	401 S 1ST ST	SILVERTON

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
04020	Land	76,130	12,510	12,150	Land	0
	Impr	0	0	0	Impr	0
<b>Code Area Total</b>		76,130	12,510	12,150		0
<b>Grand Total</b>		76,130	12,510	12,150		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
04020	1	<input checked="" type="checkbox"/>			Residential	100	4,536 SF		76,130
<b>Code Area Total</b>							4,536 SF		76,130

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

**Contig Accts** 102019  
**Appraisal Maint** 2026-NEW RESIDENCE (Residence)  
**Comments** 24-25: Cycle; L3 08.07.24 GM  
 22-23: 08.02.22 AG deleted part total land adj

**06 1W 35CB  
SILVERTON**



**MARION COUNTY, OREGON**  
NW1/4 SW1/4 SEC35 T6S R1W W.M.  
SCALE 1" = 100'

**LEGEND**

- LINE TYPES**  
 --- Historical Boundary  
 - - - Easement  
 - - - Railroad Right-of-Way  
 - - - Railroad Centerline  
 - - - Taxcode Line  
 - - - Private Road ROW  
 - - - Subdivision/Flat Bndry  
 - - - Waterline - Toilet Bndry  
 - - - Waterline - Non Bndry
- CORNER TYPES**  
 + 1/16th Section Cor.  
 ⊕ 1/4 Section Cor.  
 ⊙ DLC Corner  
 ⊕ 16, 15 Section Corner  
 ⊕ 21, 22
- NUMBERS**  
 Tax Code Number  
**00 00 0**
- NOTES**  
 All acres listed are Net Acres, excluding any portions of the tract within public ROWs  
 0.25 AC
- NOTES**  
 A tick mark in the road indicates that the labelled dimension extends into the public ROW

CANCELLED NUMBERS	
100	
1000	
11000	
11000A1	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

**SILVERTON  
06 1W 35CB**

PLOT DATE: 12/21/2021



**06 1W 35CB**

**06 1W 35CB**

**06 1W 35CB  
SILVERTON**



**MARION COUNTY, OREGON**  
NW1/4 SW1/4 SEC35 T6S R1W W.M.  
SCALE 1" = 100'

**LEGEND**

- LINE TYPES**  
 Tacklet Boundary  
 Road Right-of-Way  
 Railroad Right-of-Way  
 Private Road ROW  
 Subdivision/Plat Bndry  
 Waterline - Tacklet Bndry  
 Waterline - Non Bndry
- Historical Boundary**  
**Easement**  
**Railroad Centerline**  
**Taxcode Line**  
**Map Boundary**  
**Waterline - Non Bndry**
- CORNER TYPES**  
 + 1/16TH Section Cor.  
 ⊕ 1/4 Section Cor.  
 ⊙ D/LC Corner  
 ⊕ 16, 15 Section Corner  
 ⊕ 21, 22
- NUMBERS**  
 Tax Code Number  
**00 00 0**
- 0.25 AC**  
 All acres listed are Net Acres, excluding any portions of the tablet within public ROWs
- NOTES**  
 Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS	
100	
1000	
11000A1	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 1/26/2026

**SILVERTON  
06 1W 35CB**



**06 1W 35CB**

**06 1W 35CB**