

# Residential Work Order

RAM #964275 1 of 2  
RAM #964276 2 of 2

combined

RAM Transaction ID: 964276 & RAM TRANSACTION id 964275 Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>559342</u>	<u>Tabled</u>	<u>N/A</u>	<input checked="" type="checkbox"/> Balance	<u>47,950</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>1.11 AC</u>	<u>1400000</u>	<u>072W32CA0260-C</u>	<u>490</u>	<u>490</u>	<u>006</u>	<u>24010</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>559348</u>	<u>Tabled</u>	<u>N/A</u>	<input checked="" type="checkbox"/> Balance	<u>126,660</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>4.51 AC</u>	<u>1400000</u>	<u>072W32CD00300</u>	<u>490</u>	<u>490</u>	<u>006</u>	<u>24010</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>559346</u>	<u>CANCEL</u>		<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 Entered or Tabled	Improvements	MAV	Balance	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:**

Size change prior to LLA increases area of 559342 by .01 acre. Then 2.58 acres adjusted from 559342 to 559348, The current year MAV value for 559348 on the lot line line adjustment form is taken from RAM Transaction 964275, a combination that increased the current year MAV from 15,590 to 63,710 for 559348.

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

	Yes	No
Building Permit Move:	<input type="checkbox"/> / <input type="checkbox"/>	<input type="checkbox"/> / <input type="checkbox"/>
Photo Move:	<input type="checkbox"/> / <input type="checkbox"/>	<input type="checkbox"/> / <input type="checkbox"/>
Apex Change:	<input type="checkbox"/> / <input type="checkbox"/>	<input type="checkbox"/> / <input type="checkbox"/>
Appraiser Franchise:	<u>DW</u>	
Special Assessment:	<u>no</u>	
Exemption:	<u>no</u>	

Completed By	Date
Appraiser:	<u>SR 2/25/26</u>
Appr. Review:	<u>RW 3.4.26</u>
Appr. Clerk:	<u>lak 3.10.26</u>

MBH 3/11/26

\*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 Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size Type
831587	2026	559342	072W32CA02600		964276	1074196	1	10/6/2025 12:31	2/19/2026 16:06	LOT LINE ADJUSTMENT - CGV	SIZE CHANGE	SIZE CORRECTION	24010	0.01	A
831588	2026	559342	072W32CA02600		964276	1074199	2	10/6/2025 12:31	2/19/2026 16:06	LOT LINE ADJUSTMENT - CGV	LOT LINE ADJUSTMENT - FROM	ADJUSTMENT FROM 559342 TO 559348	24010	-2.58	A
831589	2026	559348	072W32CD00300	072W32CA02600	964276	1074202	3	10/6/2025 12:31	2/19/2026 16:06	LOT LINE ADJUSTMENT - CGV	LOT LINE ADJUSTMENT - TO	ADJUSTMENT FROM 559342 TO 559348	24010	2.58	A

# 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#:	964276
	1 of 2	2 of 2	
Account Number*:	559342	559348	
Current Year MAV:	110,900	63,710	
Certified Yr Land RMV**:	638,040		
Certified Yr OSD RMV**:			
Certified Yr Imp RMV:			
Certified Total RMV:	638,040		
MAV/RMV Ratio:	0.1738		
Updated Land RMV***:	275,870		
Updated OSD RMV:			
Updated Imp RMV:			
Updated Total RMV:	275,870		
Updated MAV:	47,950	126,660	
MAV Moved:	(62,950)		

\*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 RMV after size change prior to LLA

Account Year Map  
 559342 2025 072W32CA02600  
 Owner MACLEAY COMMONS LLC Situs

Account Land Impr. Value Misc. Maint.

### Land Fragments

Site 1 + [edit] [delete] < 1 of 1

RMV Class	490 - TRACT LAND ONLY, OVER 1 ACRE, INSIDE CITY OR UGB	Land Class	[dropdown]
Code Area	24010	Use Parent RMV Class	<input checked="" type="checkbox"/>
Physical Size	3.69 Acres	Value Source	Residential
Valuation Size	3.69 Acres	RMV Land Use	006 Other
Exempt %	%	Plan Zone	RM Multi Residential
<input type="checkbox"/> Calculate Separate			

**Comments** [edit]

24-25: Annexation, updated plan zone from UT-5 to RM, SR  
 24-25: Tag; No change, GM  
 23-24: SV; No Change, GM  
 //2020-21 CYCLE; NO CHANGE, 96. //2009-10 CYCLE WORK; NO CHANGE. 05-06: RECALC SETUP; APPR T19, 06/30/04.

**On-Site Developments** + [edit] [delete]

DESCRIPTION	RMV	SAV	MSAV	ATTACHED

**Land Adjustments** + [edit] [delete]

RMV	
Entered	\$ [input]
Tabled	\$564,640 <input checked="" type="checkbox"/>
Over %	100% <input type="checkbox"/>
Land Adj.	\$
Base	\$564,640 <input type="checkbox"/>
Trend %	113% <input checked="" type="checkbox"/>
Final	\$638,040 <input type="checkbox"/>

MAV

# Land RMV after LLA from 559342 to 559348

## Land Fragments

Site 1 + [icon] 1 of 1

RMV Class	490 - TRACT LAND ONLY, OVER 1 ACRE, INSIDE CITY OR UGB	Land Class	<input type="text"/>
Code Area	24010 <input type="checkbox"/> Use Parent RMV Class	Value Source	Residential
Physical Size	1.11 Acres <input type="checkbox"/>	RMV Land Use	006 <input type="text"/> Other
Valuation Size	1.11 Acres <input type="checkbox"/>	Plan Zone	RM <input type="text"/> Multi Residential
Exempt %	% <input type="checkbox"/>	<input type="checkbox"/> Calculate Separate	

**Comments** [icon]

24-25. Annexation, updated plan zone from UT-5 to RM, SR  
 24-25: Tag; No change, GM  
 23-24: SV; No Change, GM  
 //2020-21 CYCLE; NO CHANGE, 96. //2009-10 CYCLE WORK; NO CHANGE. 05-06: RECALC SETUP; APPR T19, 06/30/04.

**On-Site Developments** + [icon] [icon]

DESCRIPTION	RMV	SAV	MSAV	ATTACHED

**Land Adjustments** + [icon] [icon]

CODE	LUC	DESCRIPTION	RMV	ATTACHED

**RMV**

Entered  \$

Tabled  \$244,130  [icon]

Over %  100%

Land Adj.  \$

---

Base  \$244,130 [icon] [icon]

Trend %  113%

Final  \$275,870 [icon]

MAV [icon]

Exclude MAV From Allocation

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 559342  
 NOT OFFICIAL VALUES

**Map** 072W32CA02600  
**Code - Tax ID** 24010 - 559342

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

**Legal Descr** SALEM GARDEN & FRUIT TRACTS  
 Block - Lot - FR 8 & 9

**Mailing** MACLEAY COMMONS LLC  
 1340 RAFAEL ST N  
 KEIZER OR 97303

**Deed Reference #** 2022-9971 (SOURCE ID:  
 46480371)  
**Sales Date/Price** 08-05-2022 / \$400,000  
**Appraiser** DAVID WENRICK

**Property Class** 490 **MA SA NH**  
**RMV Class** 490 14 00 000

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24010	Land	563,280	110,900	110,900	Land	0
	Impr	0	0	0	Impr	0
<b>Code Area Total</b>		563,280	110,900	110,900		0
<b>Grand Total</b>		563,280	110,900	110,900		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24010	1	<input checked="" type="checkbox"/>		RM	Residential	100	3.68 AC		563,280
<b>Code Area Total</b>							3.68 AC		563,280

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

**Comments** 24-25: Tag; L2 12.15.23 GM

23-24: L3 12.12.22 GM

Land: 2 LEVEL, VACANT, WEED COVERED PARCEL WITH DRAINAGE DITCH CUTTING DIAGONALLY //05-06:CORRECTION TO TSG BASED ON REGGIS ZONE PROJECT

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

2/25/2026 4:19:50 PM

ACCOUNT # 559342

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24010	Residential	006	RM		Acres	3.68	<input checked="" type="checkbox"/>	Tabled	100	563,280
24-25. Annexation, updated plan zone from UT-5 to RM, SR										
24-25: Tag; No change, GM										
23-24: SV; No Change, GM										
//2020-21 CYCLE; NO CHANGE, 96. //2009-10 CYCLE WORK; NO CHANGE. 05-06: RECALC SETUP; APPR T19, 06/30/04.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24010	0	1.11	559342	0	1.11	559342	0	1.11
	<b>0</b>	<b>1.11</b>		<b>0</b>	<b>1.11</b>		<b>0</b>	<b>1.11</b>

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 559348  
 NOT OFFICIAL VALUES

**Map** 072W32CD00300  
**Code - Tax ID** 24010 - 559348

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

**Legal Descr** SALEM GARDEN & FRUIT TRACTS  
 Lot - FR 8, 9 & 10

**Mailing** MACLEAY COMMONS LLC  
 1340 RAFAEL ST N  
 KEIZER OR 97303

**Deed Reference #** 2023-853 (SOURCE ID:  
 46810044)

**Sales Date/Price** 12-30-2022 / \$580,000

**Appraiser** DAVID WENRICK

**Property Class** 100    **MA**    **SA**    **NH**  
**RMV Class** 100    14    00    000

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24010	Land	138,240	15,590	15,590	Land	0
	Impr	0	0	0	Impr	0
<b>Code Area Total</b>		138,240	15,590	15,590		0
<b>Grand Total</b>		138,240	15,590	15,590		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24010	1	<input checked="" type="checkbox"/>			Residential	100	18,638 SF		138,240
<b>Code Area Total</b>							18,638 SF		138,240

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

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

2/25/2026 4:20:27 PM

ACCOUNT # 559348

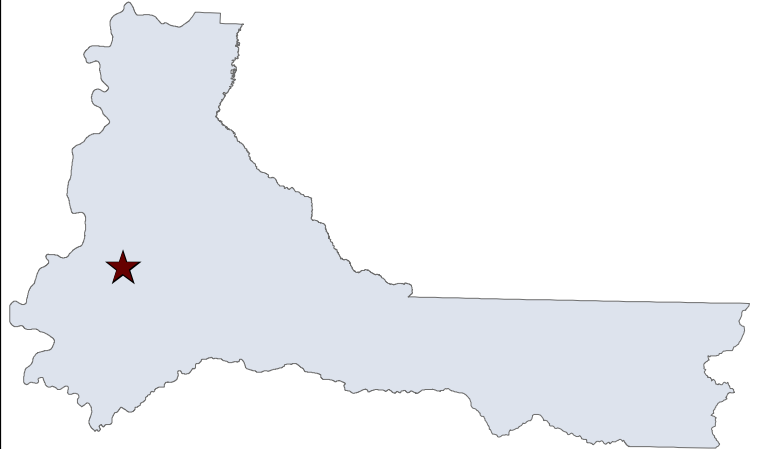
CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24010	Residential	001			Sqft	18638.00	<input checked="" type="checkbox"/>	Tabled	100	138,240
//2020-21 SALES; MAV REDUCTION FOR DESTROYED OR DEMOLISHED PROPERTY FOR GB, GM/05. //05-06: RECALC SETUP; APPR 10, 07/06/04.										

OSDS			LAND ADJUSTMENTS		
SITE DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV	

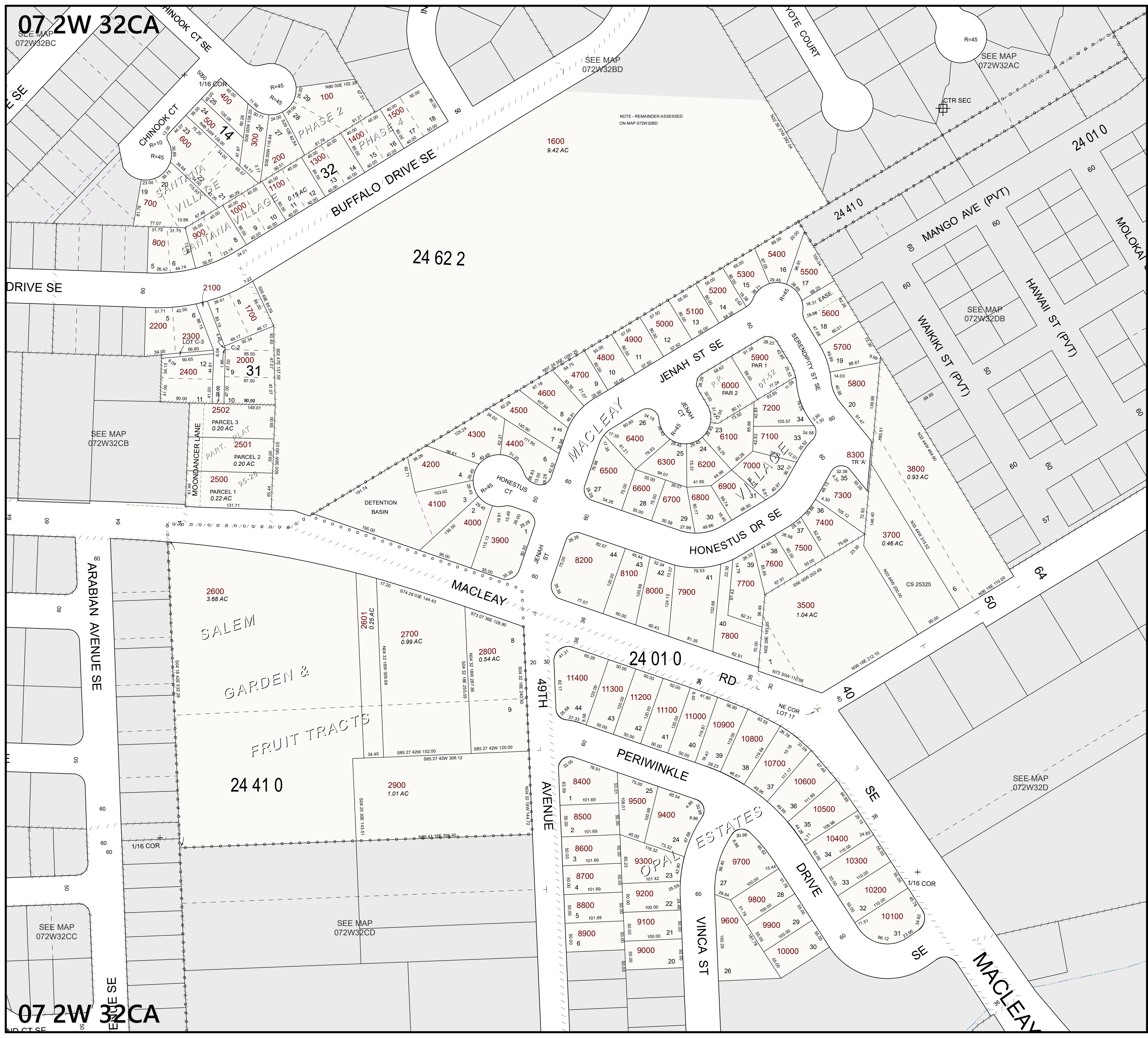
ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24010	0	4.51	559348	0	4.51	559348	0	4.51
	0	4.51		0	4.51		0	4.51

**07 2W 32CA**  
SLE MAP  
072W32BC

**07 2W 32CA**  
**SALEM**



**MARION COUNTY, OREGON**  
NE1/4 SW1/4 SEC32 T7S R2W W.M.  
SCALE 1" = 100'



**LEGEND**

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

- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ Section Corner
  - 16 15
  - 21 22

**NUMBERS**  
Tax Code Number  
**00 00 0**

Acreage  
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

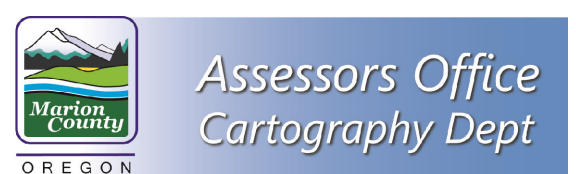
**NOTES**  
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

200.00  
175.00

**CANCELLED NUMBERS**

1200		
1800		
1900		
3000		
3100		
3101		
3200		
3300		
3400		
3600		

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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PLOT DATE: 10/16/2020

**SALEM**  
**07 2W 32CA**



07 2W 32CD

07 2W 32CD  
SALEM



MARION COUNTY, OREGON  
SE 1/4 SW 1/4 SEC 32 T7S R2W W.M.  
SCALE 1" = 100'

LEGEND

- LINE TYPES
- Taxlot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Taxlot Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Taxcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - 16, 15 Section Corner
  - ⊕ 21, 22

NUMBERS

Tax Code Number  
**00 00 0**

Acres  
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROW's

NOTES

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

CANCELLED NUMBERS

700			
800			
3100			
3300			
5700			
5600			
9000-9			
90022			

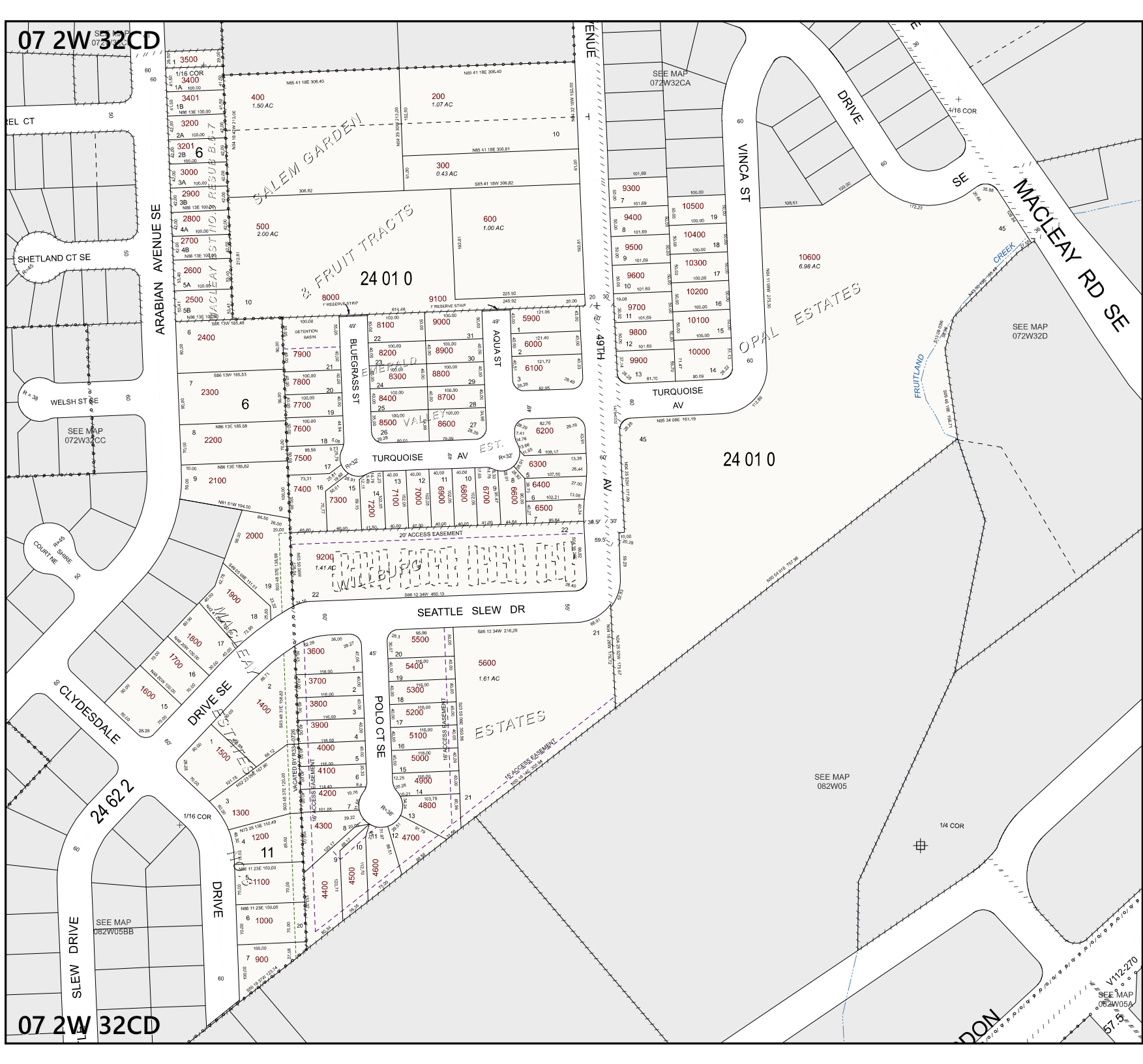
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



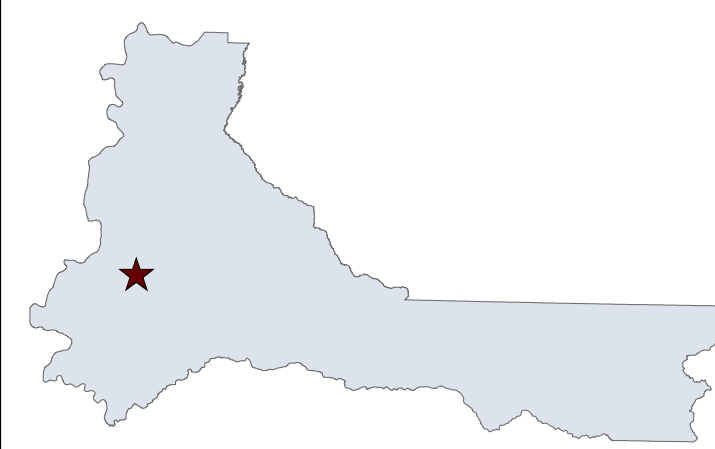
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 10/16/2020

SALEM  
07 2W 32CD



# 07 2W 32CD SALEM



**MARION COUNTY, OREGON**  
SE1/4 SW1/4 SEC32 T7S R2W W.M.  
SCALE 1" = 100'

### LEGEND

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

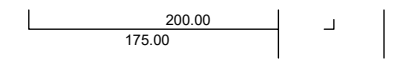
- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ Section Corner

**NUMBERS**  
Tax Code Number  
**00 00 0**

Acreeage  
**0.25 AC**

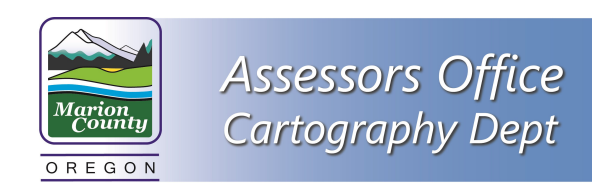
All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

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



CANCELLED NUMBERS	
400	
700	
800	
3100	
3300	
5700	
5800	
90000->	
90022	

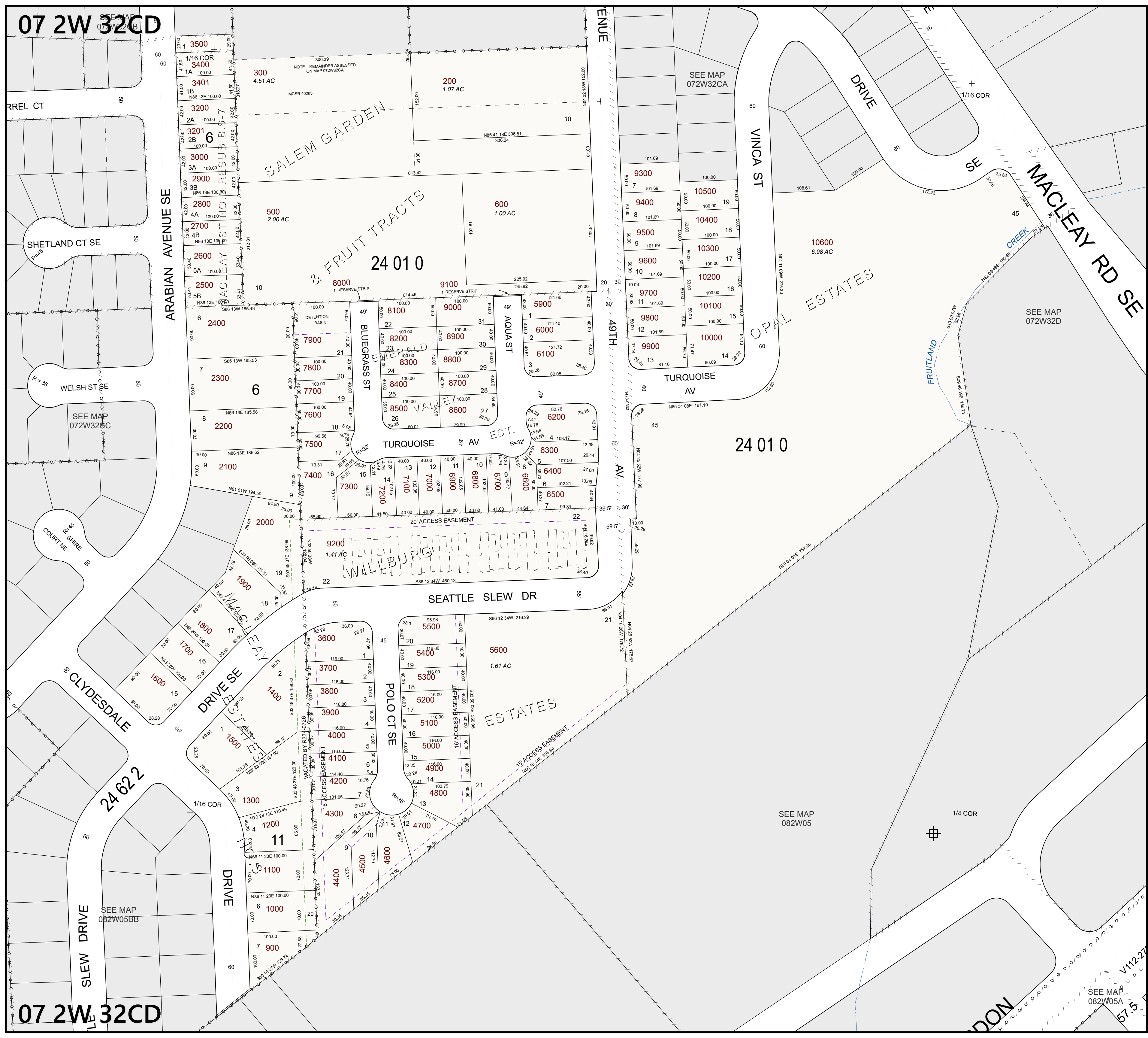
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PLOT DATE: 2/19/2026

# SALEM 07 2W 32CD



07 2W 32CD

07 2W 32CD

PLOT DATE: 2/19/2026

# SALEM 07 2W 32CD