

Residential Work Order

RAM Transaction ID: 968031

Tax Year: 2026-27

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			Balance		No Change	
<u>525130</u>	<u>Tabled</u>		<u>Tabled</u>	<input checked="" type="checkbox"/>	<u>No Change</u>		
				<input type="checkbox"/>	<u>Reset</u>	<input type="checkbox"/>	<u>Second Yr Reset*</u>
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area	
<u>9,587 sf</u>	<u>1303000</u>	<u>073W02BD12300</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24200</u>	

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			Balance		No Change	
<u>525131</u>	<u>Tabled</u>		<u>Tabled</u>	<input checked="" type="checkbox"/>	<u>No Change</u>		
				<input type="checkbox"/>	<u>Reset</u>	<input type="checkbox"/>	<u>Second Yr Reset*</u>
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area	
<u>17,307 sf</u>	<u>1303000</u>	<u>073W02BD12400</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24200</u>	

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

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

Comments:

Size change of +50 sf to 525130 and +76 sf to 525131 prior to Lot Line Adjustment. After size change, remove 8,215 sf from 525130 and give to 525131 due to LLA. All improvements remain on respective accounts. No change to RMV of account giving up land (525130) and no MAV move. Both accounts have a special assessment for K-MAI-LIN lighting.

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:	<u>ZH</u>	
Special Assessment:	<u>Yes</u>	
Exemption:	<u>No</u>	

Completed By	Date
Appraiser:	<u>ZH 3/9/26</u>
Appr. Review:	<u>SR 3/11/26</u> RW 3.16.26
Appr. Clerk:	<u>lak 3.17.26</u>
	MBH 3/19/26

*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	Alternate Size
831660	2026	525130	073W028D12300		968031	1083127	1	11/17/2025 14:12	3/5/2026 10:14	LOT LINE ADJUSTMENT - CGV	SIZE CHANGE	SIZE CORRECTION	24200	50 S		0
831661	2026	525131	073W028D12400		968031	1083130	2	11/17/2025 14:12	3/5/2026 10:14	LOT LINE ADJUSTMENT - CGV	SIZE CHANGE	SIZE CORRECTION	24200	76 S		0
831662	2026	525130	073W028D12300		968031	1083133	3	11/17/2025 14:12	3/5/2026 10:14	LOT LINE ADJUSTMENT - CGV	LOT LINE ADJUSTMENT - FROM	ADJUSTMENT FROM 525130 TO 525131	24200	-8215 S		0
831663	2026	525131	073W028D12400	073W028D12300	968031	1083136	4	11/17/2025 14:12	3/5/2026 10:14	LOT LINE ADJUSTMENT - CGV	LOT LINE ADJUSTMENT - TO	ADJUSTMENT FROM 525130 TO 525131	24200	8215 S		0

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	RAM Transaction ID#:	968031
	1 of 2	2 of 2	
Account Number*:	525130	525131	
Current Year MAV:	186,800	214,800	
Certified Yr Land RMV**:	138,430		
Certified Yr OSD RMV**:	15,000		
Certified Yr Imp RMV:	228,410		
Certified Total RMV:	381,840		
MAV/RMV Ratio:	0.4892		
Updated Land RMV***:	138,430		
Updated OSD RMV:	15,000		
Updated Imp RMV:	228,410		
Updated Total RMV:	381,840		
Updated MAV:	186,800	214,800	
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 AND 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

Land Fragments

Site 1

RMV Class 101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB Land Class

Code Area 24200 Use Parent RMV Class Value Source Residential

Physical Size 17,752 SqFt RMV Land Use 001 Residential

Valuation Size 17,752 SqFt Plan Zone

Exempt % % Calculate Separate

Comments

//2007-08: RECALC SETUP; APPR 42/KD, 09/15/06.

BEFORE LOT LINE ADJUSTMENT

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 \$122,500

Over % 100%

Land Adj. \$

Base \$122,500

Trend % 113%

Final \$138,430

MAV

Exclude MAV From Allocation

Entered \$

Allocated \$60,720

Exception \$

Final MAV \$60,720

Entered AV \$64,300

Tabled AV \$60,720

Land Fragments

Site 1

RMV Class: 101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB | Land Class: []

Code Area: 24200 | Use Parent RMV Class: | Value Source: Residential

Physical Size: 9,587 SqFt | RMV Land Use: 001 Residential

Valuation Size: 9,587 SqFt | Plan Zone: []

Exempt %: % | Calculate Separate

Comments

//2007-08: RECALC SETUP; APPR 42/KD, 09/15/06.

AFTER LOT LINE ADJUSTMENT

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: \$122,500

Over %: 100%

Land Adj.: \$ []

Base: \$122,500

Trend %: 113%

Final: \$138,430

MAV

Exclude MAV From Allocation:

Entered: \$ []

Allocated: \$60,720

Exception: \$ []

Final MAV: \$60,720

Entered AV: \$64,300

Tabled AV: \$60,720

Marion County
2025 Real Property Assessment Report
 Account 525130

Map 073W02BD12300
Code - Tax ID 24200 - 525130

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing ECS NORTHWEST INC
 PO BOX 12187
 SALEM OR 97309

Deed Reference # 2024-1872
Sales Date/Price 01-18-2024 / \$310,501
Appraiser ZACK HARROLD

Property Class 101 **MA** **SA** **NH**
RMV Class 101 13 03 000

Site	Situs Address	City
	783 MAINE AVE NE	KEIZER

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24200	Land	153,430	68,160	68,160	Land	0
	Impr	228,410	113,200	113,200	Impr	0
Code Area Total		381,840	181,360	181,360		0
Grand Total		381,840	181,360	181,360		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24200	1	<input checked="" type="checkbox"/>			Residential	113	17,752 SF		138,430
					URBAN - AVERAGE	100			15,000
Code Area Total							17,752 SF		153,430

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24200	1	1953	131	One Story Only	100	1,740			228,410
Code Area Total							1,740		228,410

Exemptions / Special Assessments / Notations				
Code Area	24200			
Special Assessments	Amount	Acres	Year Used	
■ K-MAI-LIN LTG	32.42	0.41	2025	

Comments 25-26: Tag; L2 01.16.25 ZH

Imp: OWNER VERIFIED INFO OUTSIDE. DID NOT GO IN BACK - DOGS. + FOR COMPLEX ANGLES. DF OBSERVED FROM NEIGHBORS BACK YARD.

Real Value History Report

09-Mar-2026 9:59:31 AM

Account ID: 525130
 ECS NORTHWEST INC
 PO BOX 12187
 SALEM OR 97309

Year	Code Area	Prop Class	RMV				Exception				Total RMV	MAV	SAV	MSAV	Taxable AV	CPR
			Land	OSD	Impr	MS	Land	OSD	Impr	MS						
2026	24200	101	122,500	15,000	193,190	0	0	0	0	0	330,690	186,800	0	0	186,800	
2025	24200	101	138,430	15,000	228,410	0	0	0	0	0	381,840	181,360	0	0	181,360	
2024	24200	101	122,500	15,000	216,000	0	0	0	0	0	353,500	188,420	0	0	188,420	
2023	24200	101	122,500	15,000	204,820	0	0	0	0	0	342,320	182,940	0	0	182,940	
2022	24200	101	122,500	15,000	194,280	0	0	0	0	0	331,780	177,620	0	0	177,620	
2021	24200	101	106,300	15,000	163,790	0	0	0	0	0	285,090	172,450	0	0	172,450	
2020	24200	101	84,600	13,700	141,520	0	0	0	0	0	239,820	167,430	0	0	167,430	

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

3/9/2026 10:02:45 AM

ACCOUNT # 525130

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24200	Residential	001			Sqft	17752.00	<input checked="" type="checkbox"/>	Tabled	100	122,500
//2007-08: RECALC SETUP; APPR 42/KD, 09/15/06.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE	15,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24200	9587	0.00	525130	9587	0.00	525130	9587	0.00
	9587	0.00		9587	0.00		9587	0.00

Marion County
2025 Real Property Assessment Report
 Account 525131

Map 073W02BD12400
Code - Tax ID 24200 - 525131

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PP 1998-035
 Lot - 1 & ADJ AC

Mailing CARELLA, PHILIP D & CARELLA, RACHAEL M
 763 MAINE AV NE
 KEIZER OR 97303

Deed Reference # 2000-10772 (SOURCE ID:
 17310344)
Sales Date/Price 11-08-2000 / \$128,500
Appraiser ZACK HARROLD

Property Class 101 MA SA NH
RMV Class 101 13 03 000

Site	Situs Address	City
	763 MAINE AVE NE	KEIZER

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24200	Land	153,430	115,540	115,540	Land	0
	Impr	232,710	93,010	93,010	Impr	0
Code Area Total		386,140	208,550	208,550		0
Grand Total		386,140	208,550	208,550		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24200	1	<input checked="" type="checkbox"/>			Residential	113	9,016 SF		138,430
					URBAN - AVERAGE	100			15,000
Code Area Total							9,016 SF		153,430

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24200	1	1998	132	Multi Story above grade	100	1,248			232,710
Code Area Total						1,248			232,710

Exemptions / Special Assessments / Notations					
Code Area	24200	Special Assessments	Amount	Acres	Year Used
		■ K-MAI-LIN LTG	32.42	0.21	2025

Comments R99-688R SEP TOOK -001, CAME BACK TO VAL FOR 98-9, REV FOR 99-2000

Real Value History Report

09-Mar-2026 10:6:15 AM

Account ID: 525131

CARELLA, PHILIP D & CARELLA, RACHAEL M
 763 MAINE AV NE
 KEIZER OR 97303

Year	Code Area	Prop Class	RMV				Exception				Total RMV	MAV	SAV	MSAV	Taxable AV	CPR
			Land	OSD	Impr	MS	Land	OSD	Impr	MS						
2026	24200	101	122,500	15,000	196,830	0	0	0	0	0	334,330	214,800	0	0	214,800	
2025	24200	101	138,430	15,000	232,710	0	0	0	0	0	386,140	208,550	0	0	208,550	
2024	24200	101	122,500	15,000	245,500	0	0	0	0	0	383,000	202,480	0	0	202,480	
2023	24200	101	122,500	15,000	232,910	0	0	0	0	0	370,410	196,590	0	0	196,590	
2022	24200	101	122,500	15,000	234,620	0	0	0	0	0	372,120	190,870	0	0	190,870	
2021	24200	101	100,000	15,000	184,640	0	0	0	0	0	299,640	185,320	0	0	185,320	
2020	24200	101	80,000	15,000	175,560	0	0	0	0	0	270,560	179,930	0	0	179,930	

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

3/9/2026 10:06:51 AM

ACCOUNT # 525131

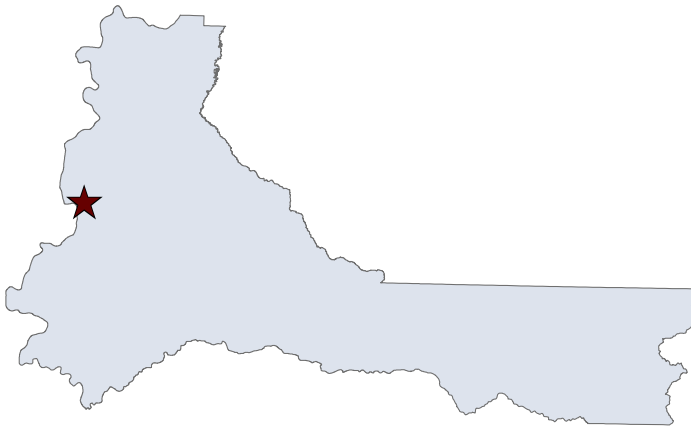
CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24200	Residential	001			Sqft	9016.00	<input checked="" type="checkbox"/>	Tabled	100	122,500
07-08: RECALC SETUP; APPR NO. 42/KD 09/15/06										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE	15,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24200	17307	0.00	525131	17307	0.00	525131	17307	0.00
	17307	0.00		17307	0.00		17307	0.00

07 3W 02BD

07 3W 02BD
KEIZER



MARION COUNTY, OREGON
SE1/4 NW1/4 SEC2 T7S R3W W.M.
SCALE 1" = 100'

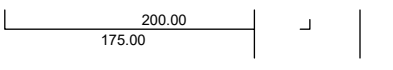
LEGEND

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

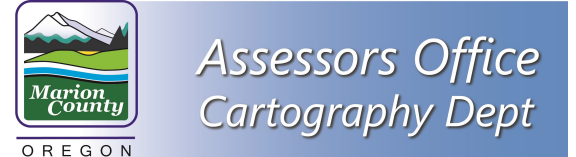
NOTES
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

1600		
2101		
5700		
6800		
7400		
7600		
8400		
9000		
9102		
10400		
12000		
13100B1		
13200		

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 3/5/2026

KEIZER
07 3W 02BD

