

Residential Work Order

RAM Transaction ID: 814678

Tax Year: 2026

| | <u>Land</u> | | | | | | |
|-----------------|-------------------|----------------------|----------------|---|---|--------------|--|
| Property ID# | Entered or Tabled | | Improvements | MAV | Amount | | |
| <u>525197</u> | <u>Tabled</u> | | <u>SysCalc</u> | <input type="checkbox"/> Balance | <u>No Change</u> | | |
| | | | | <input checked="" 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>9,091 sf</u> | <u>1303000</u> | <u>073W02DA02500</u> | <u>101</u> | <u>101</u> | <u>001</u> | <u>24200</u> | |

| | <u>Land</u> | | | | | | |
|--------------|-------------------|------------|--------------|------------------------------------|---|-----------|--|
| Property ID# | Entered or Tabled | | 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 | |
| | | | | | | | |

| | <u>Land</u> | | | | | | |
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| Property ID# | Entered or Tabled | | Improvements | MAV | Amount | | |
| | | | | <input type="checkbox"/> Balance | | | |
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| Net Size | MA/SA/Nh | Map-Taxlot | Prop Class | RMV Class | LUC+ | Code Area | |
| | | | | | | | |

| | <u>Land</u> | | | | | | |
|--------------|-------------------|------------|--------------|------------------------------------|---|-----------|--|
| Property ID# | Entered or Tabled | | 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:

Account 525197 is dedicating 829 sf to Verda Lane with the net size being reduced from 9,920 sf down to 9,091 sf. No MAV change noted.

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>No</u> | | |
| Exemption: | <u>No</u> | | |

| | |
|---------------|---|
| Completed By | Date |
| Appraiser: | <u>ZH 3/10/26</u> |
| Appr. Review: | <u>SR 3/11/26</u> RW 3.16.26 |
| Appr. Clerk: | <u>lak 3.17.26</u> |
| | MBH 3/17/26 |

*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 |
|---------|----------|------------|---------------|--------|-------------|------------|------------|-----------------|----------------|-------------------------------|------------|--------------------------|-------|----------|-----------|----------------|
| 831667 | 2026 | 525197 | 073W02DA02500 | | 814678 | 1083639 | 1 | 7/17/2025 11:46 | 3/9/2026 14:12 | RIGHT OF WAY DEDICATION - SDB | DEDICATION | DEDICATION TO VERDA LANE | 24200 | -829 | S | 0 |

Site 1 + 1 of 1

| | | | |
|----------------|--|--------------|-----------------|
| RMV Class | 101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB | Land Class | |
| Code Area | 24200 <input checked="" type="checkbox"/> Use Parent RMV Class | Value Source | Residential |
| Physical Size | 9,920 SqFt | RMV Land Use | 001 Residential |
| Valuation Size | 9,920 SqFt | Plan Zone | |
| Exempt % | % | | |

Calculate Separate

Comments

BEFORE SIZE CHANGE

On-Site Developments + [edit] [delete]

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

Land Adjustments + [edit] [delete]

| 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 \$101,430

Exception \$ +

Final MAV \$101,430

Entered AV \$54,790

Tabled AV \$101,430

Final AV \$101,430

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: 9.091 SqFt | RMV Land Use: 001 Residential

Valuation Size: 9.091 SqFt | Plan Zone: []

Exempt %: % | Calculate Separate

Comments

AFTER SIZE CHANGE

RMV

Entered: \$ []

Tabled: \$122,500

Over %: 100%

Land Adj.: \$ []

Base: \$122,500

Trend %: 113%

Final: \$138,430

MAV

Exclude MAV From Allocation:

Entered: \$ []

Allocated: \$101,430

Exception: \$ []

Final MAV: \$101,430

Entered AV: \$54,790

Tabled AV: \$101,430

On-Site Developments

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

Land Adjustments

| CODE | LUC | DESCRIPTION | RMV | ATTACHED |
|------|-----|-------------|-----|----------|
|------|-----|-------------|-----|----------|

Real Value History Report

10-Mar-2026 2:48:17 PM

Account ID: 525197
 MYNATT FAM TR
 MYNATT, JOHN
 MYNATT, DEBORA
 4408 VERDA LN 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 | 366,180 | 0 | 0 | 0 | 0 | 0 | 503,680 | 291,970 | 0 | 0 | 291,970 | |
| 2025 | 24200 | 101 | 138,430 | 15,000 | 432,940 | 0 | 0 | 0 | 0 | 0 | 586,370 | 283,470 | 0 | 0 | 283,470 | |
| 2024 | 24200 | 101 | 122,500 | 15,000 | 456,750 | 0 | 0 | 0 | 0 | 0 | 594,250 | 275,220 | 0 | 0 | 275,220 | |
| 2023 | 24200 | 101 | 122,500 | 15,000 | 433,170 | 0 | 0 | 0 | 0 | 0 | 570,670 | 267,210 | 0 | 0 | 267,210 | |
| 2022 | 24200 | 101 | 122,500 | 15,000 | 435,640 | 0 | 0 | 0 | 0 | 0 | 573,140 | 259,430 | 0 | 0 | 259,430 | |
| 2021 | 24200 | 101 | 100,000 | 15,000 | 344,700 | 0 | 0 | 0 | 0 | 0 | 459,700 | 251,880 | 0 | 0 | 251,880 | |
| 2020 | 24200 | 101 | 80,000 | 15,000 | 327,610 | 0 | 0 | 0 | 0 | 0 | 422,610 | 244,550 | 0 | 0 | 244,550 | |

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

3/10/2026 2:50:35 PM

ACCOUNT # 525197

| CODE AREA | VALUE SOURCE | LUC | PLAN ZONE | LAND CLASS | SIZE TYPE | SIZE | RFPD | COMP FLAG | TREND % | TRENDED RMV |
|-----------|--------------|-----|-----------|------------|-----------|---------|-------------------------------------|-----------|---------|-------------|
| 24200 | Residential | 001 | | | Sqft | 9920.00 | <input checked="" type="checkbox"/> | Tabled | 100 | 122,500 |

| 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 | 9091 | 0.00 | 525197 | 9091 | 0.00 | 525197 | 9091 | 0.00 |
| | 9091 | 0.00 | | 9091 | 0.00 | | 9091 | 0.00 |

**MARION COUNTY ASSESSOR'S
NAME LEDGER**

| | | | | | | | |
|-------------------|-----------------|--------------|----------------|------------|-------------|---------------|-------------------------|
| Account ID | Township | Range | Section | 1/4 | 1/16 | Taxlot | Special Interest |
| 525197 | 07 | 3W | 02 | D | A | 02500 | |
| 1 526949 | 2023 | CLERK | | WD | 2023 | 3778 1 | 47040150 |
| VESTING TO TRUST | | | | | | | NAME CHANGE |

| Name Changes | Status | Name | Name Type | Ownership Type | Ownership % |
|---------------------|---------------|----------------|------------------|-----------------------|--------------------|
| | D | MYNATT, JOHN | OWNER | OWNER | 100 |
| | D | MYNATT, DEBORA | OWNER | OWNER | 100 |
| | A | MYNATT FAM TR | OWNER | OWNER | |
| | A | MYNATT, JOHN | TRUSTEE | OWNER AS TRUSTEE | |
| | A | MYNATT, DEBORA | TRUSTEE | OWNER AS TRUSTEE | |

| Size Totals | Code | Acres | Sqft | Alternate Size |
|--------------------|-------------|--------------|-------------|-----------------------|
| | 24200 | | 9,920.00 | |

| | | | | |
|--|------------------------------|-------------------------------|----------------------------------|----------------------------|
| Effective Date 09-Mar-2026 02:12 PM | Transaction ID 814678 | Entry Date 22-Jul-2025 | Recorded Date 17-Jul-2025 | Sale Price \$25,000 |
| Sale Date | | | | |

RIGHT OF WAY DEDICATION - SDB

| Seq | Voucher ID | Tax Year | Document Source | Type | ID #1 | ID #2 | PID | Source ID | PT | Operation | To/From Map |
|--------------------------|-------------------|-----------------|------------------------|-------------|--------------|--------------|------------|------------------|-----------|------------------|--------------------|
| 1 | 1083639 | 2026 | CLERK | U | 2025 | 22374 | 1 | | | DEDICATION | |
| DEDICATION TO VERDA LANE | | | | | | | | | | | |

| Size Changes | Code | +/- Size | Alternate Size | Code Area Deleted | Move to Acct | Move to Code |
|---------------------|-------------|-----------------|-----------------------|--------------------------|---------------------|---------------------|
| | 24200 | -829.00 SqFt | 0 | | | |
| Size Totals | Code | Acres | Sqft | Alternate Size | | |
| | 24200 | | 9,091.00 | | | |