

# Residential Land Revision

RAM Transaction ID: 819596

Tax Year: 2026

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<input type="checkbox"/> Balance			
<u>541776</u>	<u>Tabled</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>4,330 sf</u>	<u>1103000</u>	<u>093E29CD00500</u>	<u>100</u>	<u>100</u>	<u>001</u>	<u>56140</u>	

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<input type="checkbox"/> Balance			
<u>541780</u>	<u>Tabled</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>846 sf</u>	<u>1103000</u>	<u>093E29CD00600</u>	<u>100</u>	<u>100</u>	<u>001</u>	<u>56140</u>	

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<input type="checkbox"/> Balance			
<u>541768</u>	<u>Tabled</u>		<u>SysCalc</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>19,943 sf</u>	<u>1103000</u>	<u>093E29CD02100</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>56140</u>	

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<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:**

Accounts 541776, 541780 and 541768 are dedicating square footage to NE 7th Ave in Mill City. 541776 is having its net size reduced 971 sf down to 4,330 sf. 541780 is having its net size reduced 180 sf down to 846 sf. 541768 is having its net size reduced 1,177 sf down to 19,943 sf. No MAV changes 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 3/18/26</u>
Appr. Review:	<u>SR 3/18/26</u> <span style="color: red;">RW 3.30.26</span>
Appr. Clerk:	<u>lak 3.31.26</u>
	<span style="color: red;">MBH 3/31/26</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 ID MTL	TF_MTL	Transaction Voucher ID	Voucher Sequence	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size Type	Alternate Size
831722	2026	541776	093E29CD00500	819596	1084372	1 8/4/2025 11:22	3/13/2026 9:33	RIGHT OF WAY DEDICATION - SDB	DEDICATION	DEDICATION TO NE 7TH AVE	56140	-971 S		0
831723	2026	541780	093E29CD00600	819596	1084377	2 8/4/2025 11:22	3/13/2026 9:33	RIGHT OF WAY DEDICATION - SDB	DEDICATION	DEDICATION TO NE 7TH AVE	56140	-180 S		0
831724	2026	541768	093E29CD02100	819596	1084380	3 8/4/2025 11:22	3/13/2026 9:33	RIGHT OF WAY DEDICATION - SDB	DEDICATION	DEDICATION TO NE 7TH AVE	56140	-1177 S		0

### Value Summary

RMV Exemptions Allocate MAV PAVE Worksheet

#### Value

CODE AREA	VALUE SOURCE	SITE/BLDG	STAT CLASS	SA	SIZE	TYPE	PRE. RMV	TREND %	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MARKET M5	EXCEPTION VALUE	MAV	M5	FINAL MAV	AV
56140	Residential	1		<input type="checkbox"/>	5,301	S	\$71,220	113%	\$80,480	\$80,480	\$	\$	\$	\$80,480	\$	\$29,570	\$80,480	\$29,570	\$29,570
							\$71,220		\$80,480	\$80,480	\$	\$	\$	\$80,480	\$	\$29,570	\$80,480	\$29,570	\$29,570

#### Tax Account Totals

CODE AREA	TAX ID	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
56140	541776	\$80,480	\$80,480	\$	\$	\$	\$80,480	\$80,480	\$	\$29,570	\$29,570	\$29,570

#### Land/Impr Summary

	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
Land	\$80,480	\$80,480	\$	\$	\$	\$80,480	\$80,480	\$	\$29,570	\$29,570	\$29,570
Impr	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

#### Exceptions

SOURCE	TYPE	DESCRIPTION	ITEM DESCRIPTION	YEAR ADDE	YEAR USED	RMV	CPR	RATIO RMV
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BEFORE SIZE CHANGE

### Value Summary

CODE AREA	VALUE SOURCE	SITE/BLDG	STAT CLASS	SA	SIZE	TYPE	PRE. RMV	TREND %	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MARKET M5	EXCEPTION VALUE	MAV	M5	FINAL MAV	AV
56140	Residential	1		<input type="checkbox"/>	4,330	S	\$71,110	113%	\$80,350	\$80,350	\$	\$	\$	\$80,350	\$	\$29,570	\$80,350	\$29,570	\$29,570
							\$71,110		\$80,350	\$80,350	\$	\$	\$	\$80,350	\$	\$29,570	\$80,350	\$29,570	\$29,570

### Tax Account Totals

CODE AREA	TAX ID	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
56140	541776	\$80,350	\$80,350	\$	\$	\$	\$80,350	\$80,350	\$	\$29,570	\$29,570	\$29,570

### Land/Impr Summary

	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
Land	\$80,350	\$80,350	\$	\$	\$	\$80,350	\$80,350	\$	\$29,570	\$29,570	\$29,570
Impr	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

### Exceptions

SOURCE	TYPE	DESCRIPTION	ITEM DESCRIPTION	YEAR ADDE	YEAR USED	RMV	CPR	RATIO RMV
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AFTER SIZE CHANGE

# Real Value History Report

16-Mar-2026 3:18:43 PM

Account ID: 541776  
 NAYAR CONSTRUCTION LLC  
 4435 ROSE BOWL LN SE  
 SALEM OR 97317

Year	Code Area	Prop Class	RMV				Exception				Total RMV	MAV	SAV	MSAV	Taxable AV	CPR
			Land	OSD	Impr	MS	Land	OSD	Impr	MS						
2026	56140	100	71,220	0	0	0	0	0	0	0	71,220	30,450	0	0	30,450	
2025	56140	100	80,480	0	0	0	0	0	0	0	80,480	29,570	0	0	29,570	
2024	56140	100	71,220	0	0	0	0	0	0	0	71,220	28,710	0	0	28,710	
2023	56140	100	71,220	0	0	0	0	0	0	0	71,220	27,880	0	0	27,880	
2022	56140	100	54,460	0	0	0	0	0	0	0	54,460	27,070	0	0	27,070	
2021	56140	100	30,750	0	0	0	0	0	0	0	30,750	26,290	0	0	26,290	
2020	56140	100	30,750	0	0	0	0	0	0	0	30,750	25,530	0	0	25,530	

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 541776

**Map** 093E29CD00500  
**Code - Tax ID** 56140 - 541776

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

**Legal Descr** See Record

**Mailing** NAYAR CONSTRUCTION LLC  
 4435 ROSE BOWL LN SE  
 SALEM OR 97317

**Deed Reference #** 2021-7228 (SOURCE ID:  
 44950442)  
**Sales Date/Price** 06-01-2021 / \$100,000  
**Appraiser** THERESA SWEARINGEN

**Property Class** 100    **MA**    **SA**    **NH**  
**RMV Class** 100    11    03    000

Site	Situs Address	City
	280 NE 7TH AVE	MILL CITY

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
56140	Land	80,480	29,570	29,570	Land	0
	Impr	0	0	0	Impr	0
<b>Code Area Total</b>		80,480	29,570	29,570		0
<b>Grand Total</b>		80,480	29,570	29,570		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
56140	1	<input checked="" type="checkbox"/>			Residential	113	5,301 SF		80,480
<b>Code Area Total</b>							5,301 SF		80,480

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

Exemptions / Special Assessments / Notations									
<b>Code Area</b> 56140									
<b>Tax Notations</b>									
■ TAX NOTATION RETURNED MAIL									

**Contig Accts** 541780

**Comments** 23-24: L3 05.16.23 GM

22-23: L1 02.09.22 TS

4 PENTECOSTAL CHURCH OF GOD.

**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

**Account ID** 541776    **Township** 09    **Range** 3E    **Section** 29    **1/4** C    **1/16** D    **Taxlot** 00500  
 1 908270    2025    TAX OFFICE    TAX    2025    2358    1

MAILING NAME

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	NAYAR CONSTRUCTION LLC	AMON		
	A	NAYAR CONSTRUCTION LLC	AMON		

Size Totals	Code	Acres	Sqft	Alternate Size
	56140		5,301.00	

**Effective Date** 16-Jun-2025 12:53 PM    **Transaction ID** 808503    **Entry Date** 16-Jun-2025    **Recorded Date** 16-Jun-2025    **Sale Date**

**Seq** 1    **Voucher ID** 908274    **Tax Year** 2025    **Document Source** TAX OFFICE    **Type** TAX    **ID #1** 2025    **ID #2** 2362    **PID** 1    **Source ID**    **PT**    **Operation**    **To/From Map**  
 MAILING NAME

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	NAYAR CONSTRUCTION LLC	AMON		
	A	NAYAR CONSTRUCTION LLC	AMON		

Size Totals	Code	Acres	Sqft	Alternate Size
	56140		5,301.00	

**Effective Date** 13-Mar-2026 09:33 AM    **Transaction ID** 819596    **Entry Date** 25-Aug-2025    **Recorded Date** 04-Aug-2025    **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**

**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

<b>Account ID</b>	<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>1/4</b>	<b>1/16</b>	<b>Taxlot</b>	<b>Special Interest</b>
541776	09	3E	29	C	D	00500	
1 1084372	2026	CLERK		U	2025	24333 1	DEDICATION
DEDICATION TO NE 7TH AVE							

<b>Size Changes</b>	<b>Code</b>	<b>+/- Size</b>	<b>Alternate Size</b>	<b>Code Area Deleted</b>	<b>Move to Acct</b>	<b>Move to Code</b>
	56140	-971.00 SqFt	0			
<b>Size Totals</b>	<b>Code</b>	<b>Acres</b>	<b>Sqft</b>	<b>Alternate Size</b>		
	56140		4,330.00			

### Value Summary

RMV Exemptions Allocate MAV PAVE Worksheet

#### Value

CODE AREA	VALUE SOURCE	SITE/BLDG	STAT CLASS	SA	SIZE	TYPE	PRE. RMV	TREND %	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MARKET M5	EXCEPTION VALUE	MAV	M5	FINAL MAV	AV
56140	Residential	1		<input type="checkbox"/>	1,026	S	\$13,780	113%	\$15,570	\$15,570	\$	\$	\$	\$15,570	\$	\$6,210	\$15,570	\$6,210	\$6,210
							\$13,780		\$15,570	\$15,570	\$	\$	\$	\$15,570	\$	\$6,210	\$15,570	\$6,210	\$6,210

#### Tax Account Totals

CODE AREA	TAX ID	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
56140	541780	\$15,570	\$15,570	\$	\$	\$	\$15,570	\$15,570	\$	\$6,210	\$6,210	\$6,210

#### Land/Impr Summary

	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
Land	\$15,570	\$15,570	\$	\$	\$	\$15,570	\$15,570	\$	\$6,210	\$6,210	\$6,210
Impr	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
M5	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

#### Exceptions

SOURCE	TYPE	DESCRIPTION	ITEM DESCRIPTION	YEAR ADDE	YEAR USED	RMV	CPR	RATIO RMV
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BEFORE SIZE CHANGE

### Value Summary

RMV Exemptions    Allocate MAV    PAVE Worksheet

#### Value

CODE AREA	VALUE SOURCE	SITE/BLDG	STAT CLASS	SA	SIZE	TYPE	PRE. RMV	TREND %	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MARKET MS	EXCEPTION VALUE	MAV	MS	FINAL MAV	AV
56140	Residential	1		<input type="checkbox"/>	846	S	\$13,890	113%	\$15,700	\$15,700	\$	\$	\$	\$15,700	\$	\$6,210	\$15,700	\$6,210	\$6,210
							\$13,890		\$15,700	\$15,700	\$	\$	\$	\$15,700	\$	\$6,210	\$15,700	\$6,210	\$6,210

#### Tax Account Totals

CODE AREA	TAX ID	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MS	MARKET MS	EXCEPTION VALUE	MAV	FINAL MAV	AV
56140	541780	\$15,700	\$15,700	\$	\$	\$	\$15,700	\$15,700	\$	\$6,210	\$6,210	\$6,210

#### Land/Impr Summary

	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MS	MARKET MS	EXCEPTION VALUE	MAV	FINAL MAV	AV
Land	\$15,700	\$15,700	\$	\$	\$	\$15,700	\$15,700	\$	\$6,210	\$6,210	\$6,210
Impr	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

#### Exceptions

SOURCE	TYPE	DESCRIPTION	ITEM DESCRIPTION	YEAR ADDE	YEAR USED	RMV	CPR	RATIO RMV
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**AFTER SIZE CHANGE**

# Real Value History Report

16-Mar-2026 3:20:46 PM

Account ID: 541780  
 NAYAR CONSTRUCTION LLC  
 4435 ROSE BOWL LN SE  
 SALEM OR 97317

Year	Code Area	Prop Class	RMV				Exception				Total RMV	MAV	SAV	MSAV	Taxable AV	CPR
			Land	OSD	Impr	MS	Land	OSD	Impr	MS						
2026	56140	100	13,780	0	0	0	0	0	0	0	13,780	6,390	0	0	6,390	
2025	56140	100	15,570	0	0	0	0	0	0	0	15,570	6,210	0	0	6,210	
2024	56140	100	13,780	0	0	0	0	0	0	0	13,780	6,030	0	0	6,030	
2023	56140	100	13,780	0	0	0	0	0	0	0	13,780	5,860	0	0	5,860	
2022	56140	100	10,540	0	0	0	0	0	0	0	10,540	5,690	0	0	5,690	
2021	56140	100	6,400	0	0	0	0	0	0	0	6,400	5,530	0	0	5,530	
2020	56140	100	6,400	0	0	0	0	0	0	0	6,400	5,370	0	0	5,370	

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 541780

**Map** 093E29CD00600  
**Code - Tax ID** 56140 - 541780

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

**Legal Descr** See Record

**Mailing** NAYAR CONSTRUCTION LLC  
 4435 ROSE BOWL LN SE  
 SALEM OR 97317

**Deed Reference #** 2021-7228 (SOURCE ID:  
 44950442)  
**Sales Date/Price** 06-01-2021 / \$100,000  
**Appraiser** THERESA SWEARINGEN

**Property Class** 100 **MA** **SA** **NH**  
**RMV Class** 100 11 03 000

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
56140	Land	15,570	6,210	6,210	Land	0
	Impr	0	0	0	Impr	0
<b>Code Area Total</b>		<b>15,570</b>	<b>6,210</b>	<b>6,210</b>		<b>0</b>
<b>Grand Total</b>		<b>15,570</b>	<b>6,210</b>	<b>6,210</b>		<b>0</b>

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
56140	1	<input checked="" type="checkbox"/>			Residential	113	1,026 SF		15,570
<b>Code Area Total</b>							1,026 SF		<b>15,570</b>

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

Exemptions / Special Assessments / Notations									
<b>Code Area</b> 56140									
<b>Tax Notations</b>									
<ul style="list-style-type: none"> <li>■ TAX NOTATION RETURNED MAIL</li> </ul>									

**Contig Accts** 541776  
**Comments** 22-23: L1 02.09.22 TS

**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

**Account ID** 541780    **Township** 09    **Range** 3E    **Section** 29    **1/4** C    **1/16** D    **Taxlot** 00600  
 1 908271    2025    TAX OFFICE    TAX    2025    2359    1

MAILING NAME

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	NAYAR CONSTRUCTION LLC	AMON		
	A	NAYAR CONSTRUCTION LLC	AMON		

Size Totals	Code	Acres	Sqft	Alternate Size
	56140		1,026.00	

**Effective Date** 16-Jun-2025 12:53 PM    **Transaction ID** 808504    **Entry Date** 16-Jun-2025    **Recorded Date** 16-Jun-2025    **Sale Date**

**Seq** 1    **Voucher ID** 908275    **Tax Year** 2025    **Document Source** TAX OFFICE    **Type** TAX    **ID #1** 2025    **ID #2** 2363    **PID** 1    **Source ID**    **PT**    **Operation**    **To/From Map**  
 MAILING NAME

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	NAYAR CONSTRUCTION LLC	AMON		
	A	NAYAR CONSTRUCTION LLC	AMON		

Size Totals	Code	Acres	Sqft	Alternate Size
	56140		1,026.00	

**Effective Date** 13-Mar-2026 09:33 AM    **Transaction ID** 819596    **Entry Date** 25-Aug-2025    **Recorded Date** 04-Aug-2025    **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**

**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

<b>Account ID</b>	<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>1/4</b>	<b>1/16</b>	<b>Taxlot</b>	<b>Special Interest</b>
541780	09	3E	29	C	D	00600	
2 1084377	2026	CLERK		U	2025	24333 1	DEDICATION
DEDICATION TO NE 7TH AVE							

<b>Size Changes</b>	<b>Code</b>	<b>+/- Size</b>	<b>Alternate Size</b>	<b>Code Area Deleted</b>	<b>Move to Acct</b>	<b>Move to Code</b>
	56140	-180.00 SqFt	0			
<b>Size Totals</b>	<b>Code</b>	<b>Acres</b>	<b>Sqft</b>	<b>Alternate Size</b>		
	56140		846.00			

Value Summary

CODE AREA	VALUE SOURCE	SITE/BLDG	STAT CLASS	SA	SIZE	TYPE	PRE. RMV	TREND %	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MARKET M5	EXCEPTION VALUE	MAV	M5	FINAL MAV	AV
56140	Residential	1		<input type="checkbox"/>	21,120	S	\$99,220	113%	\$112,120	\$112,120	\$	\$	\$	\$112,120	\$	\$72,950	\$112,120	\$72,950	\$72,950
56140	URBAN - AVERAGE			<input type="checkbox"/>		N	\$15,000	100%	\$15,000	\$15,000	\$	\$	\$	\$15,000	\$7,630	\$0	\$15,000	\$7,630	\$7,630
56140	RESIDENCE	1	141	<input type="checkbox"/>	1,404	S	\$304,358	115%	\$350,010	\$350,010	\$	\$	\$	\$350,010	\$177,980	\$0	\$350,010	\$177,980	\$177,980
							\$418,578		\$477,130	\$477,130	\$	\$	\$	\$477,130	\$185,610	\$72,950	\$477,130	\$258,560	\$258,560

Tax Account Totals

CODE AREA	TAX ID	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
56140	541768	\$477,130	\$477,130	\$	\$	\$	\$477,130	\$477,130	\$185,610	\$72,950	\$258,560	\$258,560

Land/Impr Summary

	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
Land	\$127,120	\$127,120	\$	\$	\$	\$127,120	\$127,120	\$7,630	\$72,950	\$80,580	\$80,580
Impr	\$350,010	\$350,010	\$	\$	\$	\$350,010	\$350,010	\$177,980	\$	\$177,980	\$177,980
MS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

Exceptions

SOURCE	TYPE	DESCRIPTION	ITEM DESCRIPTION	YEAR ADDE	YEAR USED	RMV	CPR	RATIO RMV
OSD	New Property or Improvement		URBA - URBAN - AVERAGE	2025	2025	\$15,000	50.849%	\$7,630
Improvement	New Property or Improvement		Bldg 1 One Story Only 141	2025	2025	\$350,010	50.849%	\$177,980

BEFORE SIZE CHANGE

Value Summary

CODE AREA	VALUE SOURCE	SITE/BLDG	STAT CLASS	SA	SIZE	TYPE	PRE. RMV	TREND %	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	MARKET M5	EXCEPTION VALUE	MAV	M5	FINAL MAV	AV
56140	Residential	1		<input type="checkbox"/>	19,943	S	\$97,640	113%	\$110,330	\$110,330		\$	\$	\$	\$110,330	\$72,950	\$110,330	\$72,950	\$72,950
56140	URBAN - AVERAGE			<input type="checkbox"/>		N	\$15,000	100%	\$15,000	\$15,000		\$	\$	\$	\$15,000	\$7,630	\$15,000	\$7,630	\$7,630
56140	RESIDENCE	1	141	<input type="checkbox"/>	1,404	S	\$304,358	115%	\$350,010	\$350,010		\$	\$	\$	\$350,010	\$177,980	\$350,010	\$177,980	\$177,980
							\$416,998		\$475,340	\$475,340		\$	\$	\$	\$475,340	\$185,610	\$72,950	\$475,340	\$258,560

Tax Account Totals

CODE AREA	TAX ID	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
56140	541768	\$475,340	\$475,340	\$	\$	\$	\$475,340	\$475,340	\$185,610	\$72,950	\$258,560	\$258,560

Land/Impr Summary

	TOTAL RMV	TAX. RMV	EXEMPT RMV	SAV	MSAV	M5	MARKET M5	EXCEPTION VALUE	MAV	FINAL MAV	AV
Land	\$125,330	\$125,330	\$	\$	\$	\$125,330	\$125,330	\$7,630	\$72,950	\$80,580	\$80,580
Impr	\$350,010	\$350,010	\$	\$	\$	\$350,010	\$350,010	\$177,980	\$	\$177,980	\$177,980
MS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

Exceptions

SOURCE	TYPE	DESCRIPTION	ITEM DESCRIPTION	YEAR ADDE	YEAR USED	RMV	CPR	RATIO RMV
OSD	New Property or Improvement		URBA - URBAN - AVERAGE	2025	2025	\$15,000	50.849%	\$7,630
Improvement	New Property or Improvement		Bldg 1 One Story Only 141	2025	2025	\$350,010	50.849%	\$177,980

AFTER SIZE CHANGE

# Real Value History Report

16-Mar-2026 3:16:39 PM

Account ID: 541768  
 NAYAR CONSTRUCTION LLC  
 4435 ROSE BOWL LN SE  
 SALEM OR 97317

Year	Code Area	Prop Class	RMV				Exception				Total RMV	MAV	SAV	MSAV	Taxable AV	CPR
			Land	OSD	Impr	MS	Land	OSD	Impr	MS						
2026	56140	101	99,220	15,000	257,420	0	0	0	0	0	371,640	266,310	0	0	266,310	
2025	56140	101	112,120	15,000	350,010	0	0	7,630	177,980	0	477,130	72,950	0	0	258,560	50.85
2024	56140	100	99,220	0	0	0	0	0	0	0	99,220	70,830	0	0	70,830	
2023	56140	100	99,220	0	0	0	0	0	0	0	99,220	68,770	0	0	68,770	
2022	56140	100	82,100	0	0	0	0	0	0	0	82,100	66,770	0	0	66,770	
2021	56140	100	51,550	0	0	0	0	0	0	0	51,550	66,770	0	0	51,550	
2020	56140	100	49,240	0	0	0	0	0	0	0	49,240	66,770	0	0	49,240	

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 541768

**Map** 093E29CD02100  
**Code - Tax ID** 56140 - 541768

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

**Legal Descr** See Record

**Mailing** NAYAR CONSTRUCTION LLC  
 4435 ROSE BOWL LN SE  
 SALEM OR 97317

**Deed Reference #** 2021-7228 (SOURCE ID: 44950442)  
**Sales Date/Price** 06-01-2021 / \$100,000  
**Appraiser** THERESA SWEARINGEN

**Property Class** 101    **MA**    **SA**    **NH**  
**RMV Class** 101    11    03    000

Site	Situs Address	City
	220 NE 7TH AVE	MILL CITY

Value Summary							
Code Area	RMV	MAV	AV	RMV Exception	CPR %		
56140	Land	127,120	80,580	80,580	Land	7,630	50.849
	Impr	350,010	177,980	177,980	Impr	177,980	
<b>Code Area Total</b>		477,130	258,560	258,560		185,610	
<b>Grand Total</b>		477,130	258,560	258,560		185,610	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
56140	1	<input checked="" type="checkbox"/>			Residential	113	21,120 SF		112,120
					URBAN - AVERAGE	100			15,000
<b>Code Area Total</b>							21,120 SF		127,120

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
56140	1	2024	141	One Story Only	115	1,404		350,010	
<b>Code Area Total</b>							1,404		350,010

Exemptions / Special Assessments / Notations				
Code Area	56140	Special Assessments	Amount	Year Used
		■ CLERICAL ERROR (2022-23)	1,040.79	2025
		<b>Notations</b>	<b>Amount</b>	<b>Tax</b>
		■ DEFERRED ADDITIONAL TAX LIABILITY ADDED 2024	0.00	1,810.82
		Remove in 2026 Add Special assessment for 2021-22 \$770.03, 2022-23 \$1040.79.		
		MBH 12/7/23		

**Comments** 25-26: Tag; L2 07.31.24 TS  
 23-24: MAV/AV corrected due to zeroing MAV in 2021, RW  
 22-23: L1 02.09.22 TS

**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

**Account ID** 541768    **Township** 09    **Range** 3E    **Section** 29    **1/4** C    **1/16** D    **Taxlot** 02100  
 1 908269    2025    TAX OFFICE    TAX    2025    2357    1

MAILING NAME

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	NAYAR CONSTRUCTION LLC	AMON		
	A	NAYAR CONSTRUCTION LLC	AMON		

Size Totals	Code	Acres	Sqft	Alternate Size
	56140		21,120.00	

**Effective Date** 16-Jun-2025 12:53 PM    **Transaction ID** 808502    **Entry Date** 16-Jun-2025    **Recorded Date** 16-Jun-2025    **Sale Date**

**Seq** 1    **Voucher ID** 908273    **Tax Year** 2025    **Document Source** TAX OFFICE    **Type** TAX    **ID #1** 2025    **ID #2** 2361    **PID** 1    **Source ID**    **PT**    **Operation**    **To/From Map**  
 MAILING NAME

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	NAYAR CONSTRUCTION LLC	AMON		
	A	NAYAR CONSTRUCTION LLC	AMON		

Size Totals	Code	Acres	Sqft	Alternate Size
	56140		21,120.00	

**Effective Date** 13-Mar-2026 09:33 AM    **Transaction ID** 819596    **Entry Date** 25-Aug-2025    **Recorded Date** 04-Aug-2025    **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**

**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

<b>Account ID</b>	<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>1/4</b>	<b>1/16</b>	<b>Taxlot</b>	<b>Special Interest</b>
541768	09	3E	29	C	D	02100	
3 1084380	2026	CLERK		U	2025	24333 1	DEDICATION
DEDICATION TO NE 7TH AVE							

<b>Size Changes</b>	<b>Code</b>	<b>+/- Size</b>	<b>Alternate Size</b>	<b>Code Area Deleted</b>	<b>Move to Acct</b>	<b>Move to Code</b>
	56140	-1,177.00 SqFt	0			
<b>Size Totals</b>	<b>Code</b>	<b>Acres</b>	<b>Sqft</b>	<b>Alternate Size</b>		
	56140		19,943.00			