

Residential Land Revision

RAM Transaction ID: 972219

Tax Year: 2026-27

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<input type="checkbox"/> Balance	<input type="checkbox"/> No Change		
<u>565597</u>	<u>Tabled</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>7988 sf</u>	<u>1303002</u>	<u>073W02DD02700</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24200</u>	

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<input type="checkbox"/> Balance	<input type="checkbox"/> No Change		
<u>565598</u>	<u>Tabled</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>5441 sf</u>	<u>1303002</u>	<u>073W02DD02600</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24200</u>	

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<input type="checkbox"/> Balance	<input type="checkbox"/> No Change		
				<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	
	Entered or Tabled			<input type="checkbox"/> Balance	<input type="checkbox"/> No Change		
				<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 to 565597 of -21 sf and size change to 565598 of -182 sf prior to lot line adjustment, then 565598 gives 1289 sf to 565597. Land RMV does not change for either account since changes are within base lot size, therefore no change to MAV to both accounts.

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:	TJ	
Special Assessment:		
Exemption:		

Completed By _____ Date _____
 Appraiser: SR 4/20/26
 Appr. Review: RW 4.29.26
 Appr. Clerk: lak 4.29.26
MBH 4/30/26

*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 ID	Voucher ID	Voucher Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size Type
832014	2026	565598	073W02DD02600		972219	1089117	1	12/1/2025 13:14	4/9/2026 9:20	LOT LINE ADJUSTMENT WITH ACREAGE CORRECTIONS - JMS	SIZE CHANGE	ACREAGE CORRECTION PER DEED AND MCSR 40226.	24200	-182	S
832015	2026	565597	073W02DD02700		972219	1089121	2	12/1/2025 13:14	4/9/2026 9:20	LOT LINE ADJUSTMENT WITH ACREAGE CORRECTIONS - JMS	SIZE CHANGE	ACREAGE CORRECTION PER DEED AND MCSR 40226.	24200	-21	S
832016	2026	565598	073W02DD02600		972219	1089129	3	12/1/2025 13:14	4/9/2026 9:20	LOT LINE ADJUSTMENT WITH ACREAGE CORRECTIONS - JMS	LOT LINE ADJUSTMENT - FROM	ADJUSTMENT FROM 565598 TO 565597.	24200	-1289	S
832017	2026	565597	073W02DC	073W02DC	972219	1089132	4	12/1/2025 13:14	4/9/2026 9:20	LOT LINE ADJUSTMENT WITH ACREAGE CORRECTIONS - JMS	LOT LINE ADJUSTMENT - TO	ADJUSTMENT FROM 565598 TO 565597.	24200	1289	S

Before size adjustment

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 6,912 SqFt RMV Land Use 001 Residential

Valuation Size 6,912 SqFt Plan Zone

Exempt % % Calculate Separate

Comments

//2020-21 CYCLE; UPDATE OSDF TO OSDA, 96, 07-08; RECALC SETUP; APPR NO. 45/LM 10/26/06.

On-Site Developments

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

Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED
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RMV

Entered \$

Tabled \$87,000

Over % 100%

Land Adj. \$

Base \$87,000

Trend % 113%

Final \$98,310

MAV

Exclude MAV From Allocation

Entered \$

Allocated \$54,360

Exception \$

Final MAV \$54,360

Entered AV \$31,560

Tabled AV \$54,360

Final AV \$54,360

After size adjustment

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 5,441 SqFt RMV Land Use 001 Residential
 Valuation Size 5,441 SqFt Plan Zone
 Exempt % % Calculate Separate

Comments
 //2020-21 CYCLE; UPDATE OSDF TO OSDA, 96. 07-08: RECALC SETUP; APPR NO. 45/LM 10/26/06.

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 \$87,000
 Over % 100%
 Land Adj. \$
 Base \$87,000
 Trend % 113%
 Final \$98,310

MAV

Exclude MAV From Allocation
 Entered \$
 Allocated \$54,360
 Exception \$
 Final MAV \$54,360

Entered AV \$31,560
 Tabled AV \$54,360
 Final AV \$54,360

Marion County
2026 Real Property Assessment Report
 Account 565598
 NOT OFFICIAL VALUES

Map 073W02DD02600
Code - Tax ID 24200 - 565598

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr ARNOLD SUBDIVISION, RE-SUBDIVISION BLKS 1, 2, 3, 6
 Block - 7 Lot - FR 5

Mailing MARION POLK HOLDINGS LLC
 4685 RIVERSIDE RD S
 SALEM OR 97306

Deed Reference # 1993-1163 (SOURCE ID: 11270246)
Sales Date/Price 12-09-1993 / \$550,000
Appraiser TAMARA JAMES

Property Class 101 **MA** **SA** **NH**
RMV Class 101 13 03 002

Site	Situs Address	City
	4104 ARNOLD ST NE	KEIZER

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24200	Land	102,000	65,640	65,640	Land	0
	Impr	97,700	35,470	35,470	Impr	0
Code Area Total		199,700	101,110	101,110		0
Grand Total		199,700	101,110	101,110		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	100	6,912 SF		87,000
					URBAN - AVERAGE	100			15,000
Code Area Total							6,912 SF		102,000

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
24200	1	1930	131	One Story Only	100	851		97,700	
Code Area Total							851		97,700

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year Used
24200	Special Assessments					
	■ K-ARNOLD ST #2 LTG			55.49	0.15	2026

Marion County
2025 Real Property Assessment Report
 Account 565598

Map 073W02DD02600
Code - Tax ID 24200 - 565598

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr ARNOLD SUBDIVISION, RE-SUBDIVISION BLKS 1, 2, 3, 6
 Block - 7 Lot - FR 5

Mailing MARION POLK HOLDINGS LLC
 4685 RIVERSIDE RD S
 SALEM OR 97306

Deed Reference # 1993-1163 (SOURCE ID:
 11270246)
Sales Date/Price 12-09-1993 / \$550,000
Appraiser ZACK HARROLD

Property Class 101 MA SA NH
RMV Class 101 13 03 002

Site	Situs Address	City
	4104 ARNOLD ST NE	KEIZER

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24200	Land	113,310	63,730	63,730	Land	0
	Impr	137,210	34,440	34,440	Impr	0
Code Area Total		250,520	98,170	98,170		0
Grand Total		250,520	98,170	98,170		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	6,912 SF		98,310
					URBAN - AVERAGE	100			15,000
Code Area Total							6,912 SF		113,310

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
24200	1	1930	131	One Story Only	117	851		137,210	
Code Area Total							851	137,210	

Exemptions / Special Assessments / Notations					
Code Area	24200	Special Assessments	Amount	Acres	Year Used
		■ K-ARNOLD ST #2 LTG	55.49	0.15	2025

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

4/20/2026 2:28:48 PM

ACCOUNT # 565598

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24200	Residential	001			Sqft	6912.00	<input checked="" type="checkbox"/>	Tabled	100	87,000
//2020-21 CYCLE; UPDATE OSDF TO OSDA, 96. 07-08: RECALC SETUP; APPR NO. 45/LM 10/26/06.										

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	5441	0.00	565598	5441	0.00	565598	5441	0.00
	5441	0.00		5441	0.00		5441	0.00

Marion County
2025 Real Property Assessment Report
 Account 565597

Map 073W02DD02700
Code - Tax ID 24200 - 565597

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr ARNOLD SUBDIVISION, RE-SUBDIVISION BLKS 1, 2, 3, 6
 Block - 7 Lot - FR 5

Mailing PARKS, KERRY W & PARKS, JENNIFER
 3448 PIONEER DR SE
 SALEM OR 97302

Deed Reference # 2025-39946
Sales Date/Price 12-19-2025 / \$230,000
Appraiser ZACK HARROLD

Property Class 101 **MA** **SA** **NH**
RMV Class 101 13 03 002

Site	Situs Address	City
	4100 ARNOLD ST NE	KEIZER

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24200	Land	110,810	76,160	76,160	Land	0
	Impr	155,440	47,540	47,540	Impr	0
Code Area Total		266,250	123,700	123,700		0
Grand Total		266,250	123,700	123,700		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	6,720 SF		98,310
					URBAN - FAIR	100			12,500
Code Area Total							6,720 SF		110,810

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
24200	1	1930	122	Multi Story above grade	117	1,440		155,440	
Code Area Total							1,440	155,440	

Exemptions / Special Assessments / Notations				
Code Area	24200			
Special Assessments		Amount	Acres	Year Used
■ K-ARNOLD ST #2 LTG		55.49	0.15	2025

Marion County
2026 Real Property Assessment Report
 Account 565597
 NOT OFFICIAL VALUES

Map 073W02DD02700
Code - Tax ID 24200 - 565597

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr ARNOLD SUBDIVISION, RE-SUBDIVISION BLKS 1, 2, 3, 6
 Block - 7 Lot - FR 5

Mailing BUDD, RICHARD ROY
 314 N CHURCH ST
 SILVERTON OR 97381

Deed Reference # 2025-39946
Sales Date/Price 12-19-2025 / \$230,000
Appraiser TAMARA JAMES

Property Class 101 **MA** **SA** **NH**
RMV Class 101 13 03 002

Site	Situs Address	City
	4100 ARNOLD ST NE	KEIZER

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24200	Land	99,500	78,450	78,450	Land	0
	Impr	111,360	48,960	48,960	Impr	0
Code Area Total		210,860	127,410	127,410		0
Grand Total		210,860	127,410	127,410		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	100	6,720 SF		87,000
					URBAN - FAIR	100			12,500
Code Area Total							6,720 SF		99,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24200	1	1930	122	Multi Story above grade	100	1,440			111,360
Code Area Total							1,440		111,360

Exemptions / Special Assessments / Notations					
Code Area	24200	Special Assessments	Amount	Acres	Year Used
		■ K-ARNOLD ST #2 LTG	55.49	0.15	2026

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

4/20/2026 2:26:52 PM

ACCOUNT # 565597

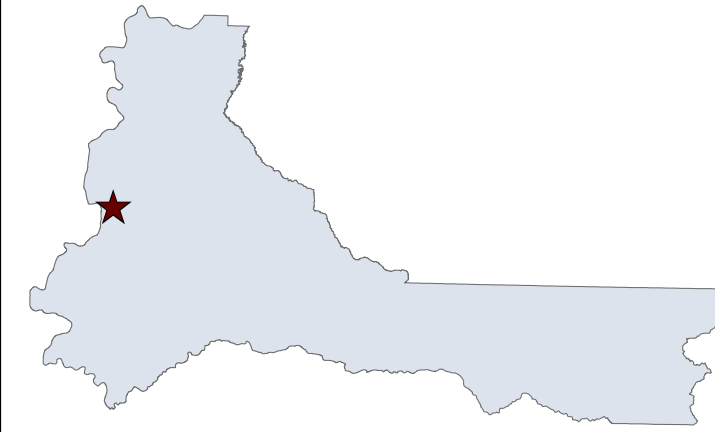
CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24200	Residential	001			Sqft	6720.00	<input checked="" type="checkbox"/>	Tabled	100	87,000
70X96 EST . 07-08: RECALC SETUP; APPR #45 LM 10-26-06.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - FAIR	12,500			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24200	7988	0.00	565597	7988	0.00	565597	7988	0.00
	7988	0.00		7988	0.00		7988	0.00

07 3W 02DD

07 3W 02DD
KEIZER



MARION COUNTY, OREGON
SE1/4 SE1/4 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

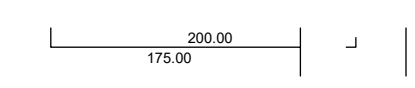
Tax Code Number
00 00 0

Acreege
0.25 AC

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

NOTES

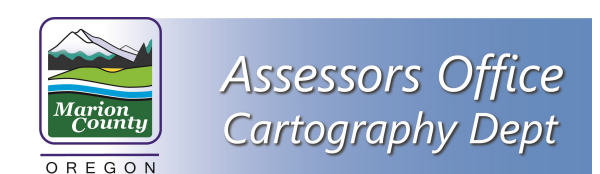
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

200			
600			
700			
800			
900			
1000			

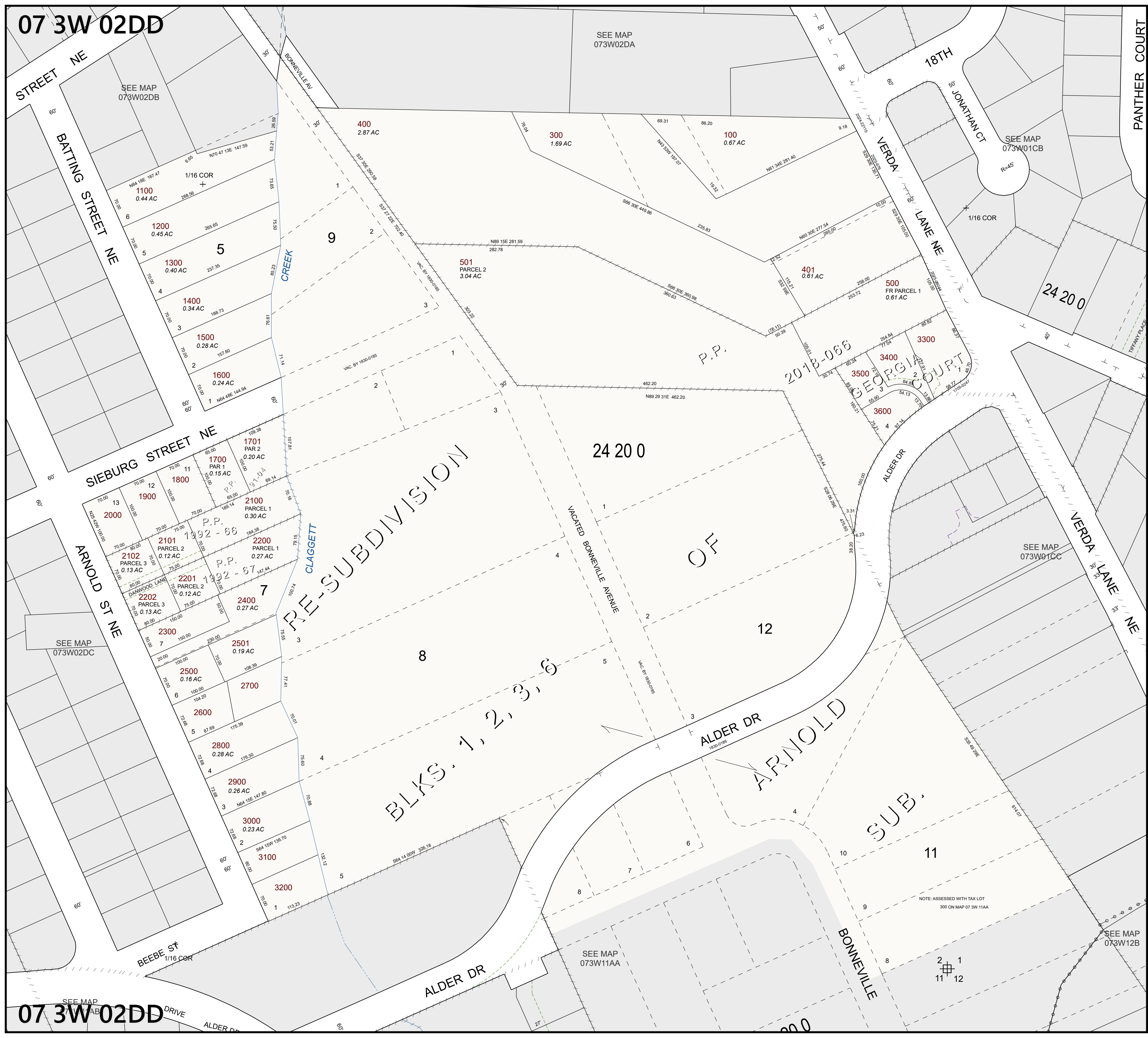
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

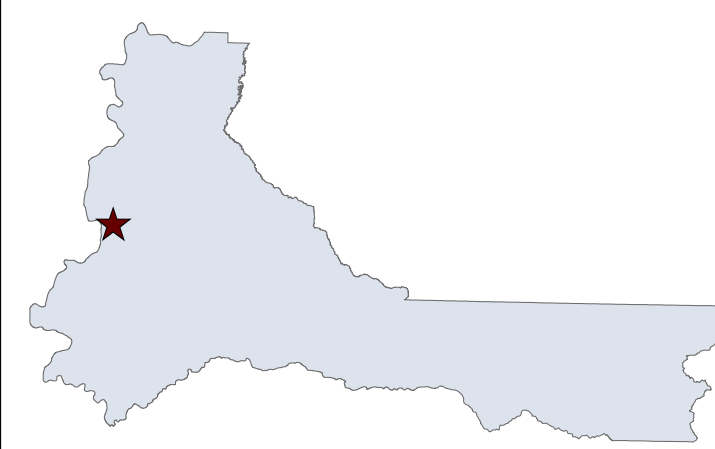
PLOT DATE: 4/16/2025

KEIZER
07 3W 02DD



07 3W 02DD

07 3W 02DD
KEIZER



MARION COUNTY, OREGON
SE1/4 SE1/4 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

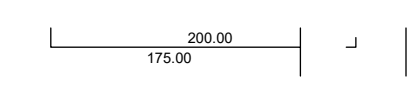
Tax Code Number
00 00 0

Acreege
0.25 AC

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

NOTES

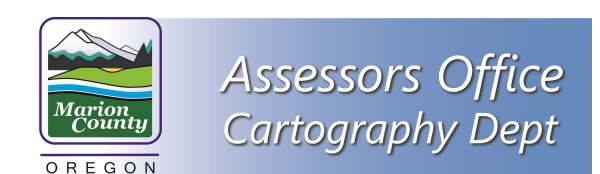
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

200		
600		
700		
800		
900		
1000		

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PLOT DATE: 4/9/2026

KEIZER
07 3W 02DD

