

# Residential Land Revision

RAM Transaction ID: 988009

Tax Year: 2026-2027

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount		
<u>543830</u>	<u>Tabled</u>	<u>Tabled</u>	<input checked="" type="checkbox"/> Balance	<u>147,880</u>		
			<input type="checkbox"/> No Change			
			<input type="checkbox"/> Reset	<input checked="" type="checkbox"/> Second Yr Reset*		
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area
<u>7822 sf</u>	<u>1303000</u>	<u>073W03BA05300</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24200</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount		
<u>613836</u>	<u>Tabled</u>	<u>N/A</u>	<input checked="" type="checkbox"/> Balance	<u>23,040</u>		
			<input type="checkbox"/> No Change			
			<input type="checkbox"/> Reset	<input checked="" type="checkbox"/> Second Yr Reset*		
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area
<u>6639 sf</u>	<u>1303000</u>	<u>073W03AB05301</u>	<u>100</u>	<u>100</u>	<u>001</u>	<u>24200</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount		
<u>613837</u>	<u>Tabled</u>	<u>Tabled</u>	<input checked="" type="checkbox"/> Balance	<u>23,480</u>		
			<input type="checkbox"/> No Change			
			<input type="checkbox"/> Reset	<input checked="" type="checkbox"/> Second Yr Reset*		
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area
<u>6356 sf</u>	<u>1303000</u>	<u>073W03AB05302</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24200</u>

Property ID#	Land 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:**

Partition plat, 613836 and 613837 segregated out of 543830. bldg 1 (first floor, garage, YI) remain with 543830. Building 2 (GB) moves to 613837.  
 Size correction to 543830 prior to separation does not change the starting land RMV.  
 Second year re-set for 2027-28

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

Update Apex. Delete GB from 543830 Apex and create new Apex for 613837 with 640 sf GB

	Yes	/	No
Building Permit Move:	<input type="checkbox"/>	/	<input checked="" type="checkbox"/>
Photo Move:	<input checked="" type="checkbox"/>	/	<input type="checkbox"/>
Ik 6.1.26 Apex Change:	<input checked="" type="checkbox"/>	/	<input type="checkbox"/>
Appraiser Franchise:	TJ (SR)		
Special Assessment:			
Exemption:			

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Appraiser: SR 5/13/26  
 Appr. Review: RW 5.29.26  
 Appr. Clerk: lak 6.1.26

MBH 6/1/26

\*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
832212	2026	543830	073W03AB05300		988009	1093712	1 4/17/2026 11:47	4/30/2026 10:21	PARTITION PLAT	SIZE CHANGE	SIZE CORRECTION	24200	17	S
832213	2026	543830	073W03AB05300		988009	1093717	2 4/17/2026 11:47	4/30/2026 10:21	PARTITION PLAT	PARTITION PLAT - FROM	PARTITION PLAT PER CITY OF KEIZER PARTITION CASE NO. 2025-07. 613836 & 613837 SEGREGATED OUT OF 543830	24200	-6639	S
832214	2026	543830	073W03AB05300		988009	1093717	2 4/17/2026 11:47	4/30/2026 10:21	PARTITION PLAT	PARTITION PLAT - FROM	PARTITION PLAT PER CITY OF KEIZER PARTITION CASE NO. 2025-07. 613836 & 613837 SEGREGATED OUT OF 543830	24200	-6356	S
832215	2026	613836	073W03AB05301	073W03AB05300	988009	1093721	3 4/17/2026 11:47	4/30/2026 10:21	PARTITION PLAT	PARTITION PLAT - TO	PARTITION PLAT PER CITY OF KEIZER PARTITION CASE NO. 2025-07. 613836 & 613837 SEGREGATED OUT OF 543830	24200	6639	S
832216	2026	613837	073W03AB05302	073W03AB05300	988009	1093724	4 4/17/2026 11:47	4/30/2026 10:21	PARTITION PLAT	PARTITION PLAT - TO	PARTITION PLAT PER CITY OF KEIZER PARTITION CASE NO. 2025-07. 613836 & 613837 SEGREGATED OUT OF 543830	24200	6356	S

## Segregation 1- 3

	Parent Before	Parent After	Child 1	Child 2	
Account Number:	543830	543830	613836	613837	
Certified Land RMV*:	138,430	52020	44150	42260	
Certified OSD*:	15,000	15,000			15,000
Certified Imps:	219,020	216,310		2,710	219,020
RMV:	372450	283330	44150	44970	
MAV**:	194,400	147880	23040	23480	194,400
MAV/RMV Ratio:	0.521949255				
Size:	20,817	7822	6639	6356	20817

MAV Reset Year:	2027/2028			
MASANh:		1303000	1303000	1303000
RMV Class:		101	100	101
Prop Class:		101	100	101
Land Use Code:		1	1	1
Fran. Appraiser:		TJ	TJ	TJ

By: SR  
Date: 5/13/2026

OSD Balanced  
Imps Balanced  
MAV Balanced  
Size Balanced

Comments:

Apex Change:  Yes  No

Special Assessment (Lighting, Water/Sewer, etc.):

Exemption:

\*Specially Assessed Land & OSD's do not have MAV associated with them. Only market land/OSD's should be used for MAV calculations.

\*\*Current year MAV value.

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)				
Improvement:	Description	Parent Imp RMV	Child 1 Imp RMV	Child 2 Imp RMV
Trend (1=100%):	1			
Total RMV:		0	0	0

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 543830

**Map** 073W03AB05300  
**Code - Tax ID** 24200 - 543830

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

**Legal Descr** PP 2026-027  
 Lot - 1

**Mailing** NORTH FALLS LAND HOLDING LLC  
 182 SILVER FALLS DR SE  
 SILVERTON OR 97381

**Deed Reference #** 2025-2751  
**Sales Date/Price** 01-31-2025 / \$480,000  
**Appraiser** ZACK HARROLD

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

Site	Situs Address	City
	931 CHEMAWA RD N	KEIZER

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24200	Land	153,430	72,790	72,790	Land	0
	Impr	219,020	115,950	115,950	Impr	0
<b>Code Area Total</b>		372,450	188,740	188,740		0
<b>Grand Total</b>		372,450	188,740	188,740		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	20,800 SF		138,430
					URBAN - AVERAGE	100			15,000
<b>Code Area Total</b>							20,800 SF		153,430

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24200	1	1955	131	One Story Only	100	1,396			216,310
	2	1987	351	General Purpose Building (GB)	100	640			2,710
<b>Code Area Total</b>						2,036			219,020

**Appraisal Maint** 2026-Tags/Permit

**Comments** 25-26: SV; L2 11.15.24 ZH

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 543830  
 NOT OFFICIAL VALUES

**Map** 073W03AB05300  
**Code - Tax ID** 24200 - 543830

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

**Legal Descr** PP 2026-027  
 Lot - 1

**Mailing** NORTH FALLS LAND HOLDING LLC  
 182 SILVER FALLS DR SE  
 SILVERTON OR 97381

**Deed Reference #** 2025-2751  
**Sales Date/Price** 01-31-2025 / \$480,000  
**Appraiser** TAMARA JAMES

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

Site	Situs Address	City
	931 CHEMAWA RD N	KEIZER

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24200	Land	137,500	74,980	74,980	Land	0
	Impr	186,680	119,420	119,420	Impr	0
<b>Code Area Total</b>		324,180	194,400	194,400		0
<b>Grand Total</b>		324,180	194,400	194,400		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	20,800 SF		122,500
					URBAN - AVERAGE	100			15,000
<b>Code Area Total</b>							20,800 SF		137,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24200	1	1955	131	One Story Only	100	1,396			183,920
	2	1987	351	General Purpose Building (GB)	100	640			2,760
<b>Code Area Total</b>						2,036			186,680

**Contig Accts** 613836, 613837  
**Appraisal Maint** 2026-Tags/Permit  
**Comments** 26-27: Tag; L2 10.21.25 ZH  
 25-26: SV; L2 11.15.24 ZH

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

5/27/2026 9:33:35 AM

ACCOUNT # 543830

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24200	Residential	001			Sqft	20800.00	<input checked="" type="checkbox"/>	Tabled	100	122,500
07-08: RECALC SETUP; APPR NO. 42/KD 10/30/06.										

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	7822	0.00	543830	7822	0.00	543830	7822	0.00
	<b>7822</b>	<b>0.00</b>	613836	6639	0.00	613836	6639	0.00
			613837	6356	0.00	613837	6356	0.00
				<b>20817</b>	<b>0.00</b>		<b>20817</b>	<b>0.00</b>

# Improvement Detail

MARION County

For Assessment Year 2025

**Account ID** 543830

**Map** 073W03AB05300

**Appraiser** ZACK HARROLD

**Inspected** 11/15/2024

**Mailing** NORTH FALLS LAND HOLDING LLC  
182 SILVER FALLS DR SE  
SILVERTON OR 97381

**Appraisal Area** 13-03-000

**Stat Class** 351 - General Purpose Building (GB)

**Situs** 931 CHEMAWA RD N KEIZER OR 97303

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
2	24200	1987	1987	100	26	135	Tabled	2,710	2,710	1,440	0	1,440	640

Rooms:

Description	Floor Segments					Sqft	RCN
	Yr Blt	Eff Yr	% Good	Class	Comp %		
General Purpose Bldg	1987	1987	26	4	100	640	8,683

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
gb	FAIR OUTBUILDING PKG	640	449				

**Totals**

Description	RMV
General Purpose Bldg	\$2,706
Inventory	\$0
Accessories	\$0
Calculation	Tabled
Trend	100.00 %
<b>Total RMV</b>	<b>\$2,710</b>

**Size Breakdown**

Other	640
-------	-----

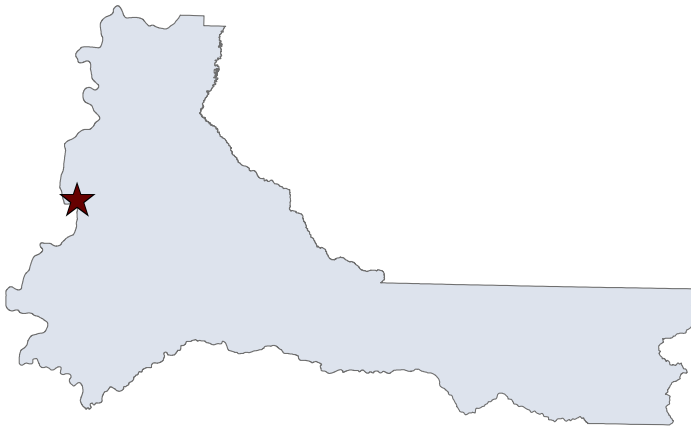
Move to 613837

**Comments**



07 3W 03AB

07 3W 03AB  
KEIZER



MARION COUNTY, OREGON  
NW1/4 NE1/4 SEC3 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.
  - ⊕ 16, 15 Section Corner
  - ⊕ 21, 22

**NUMBERS**

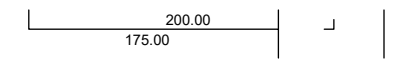
Tax Code Number  
**00 00 0**

Acreege  
**0.25 AC**

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

**NOTES**

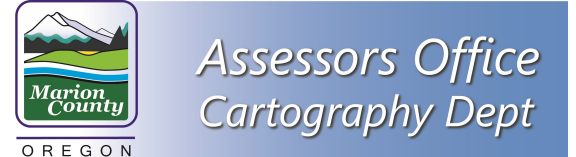
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

7300			
------	--	--	--

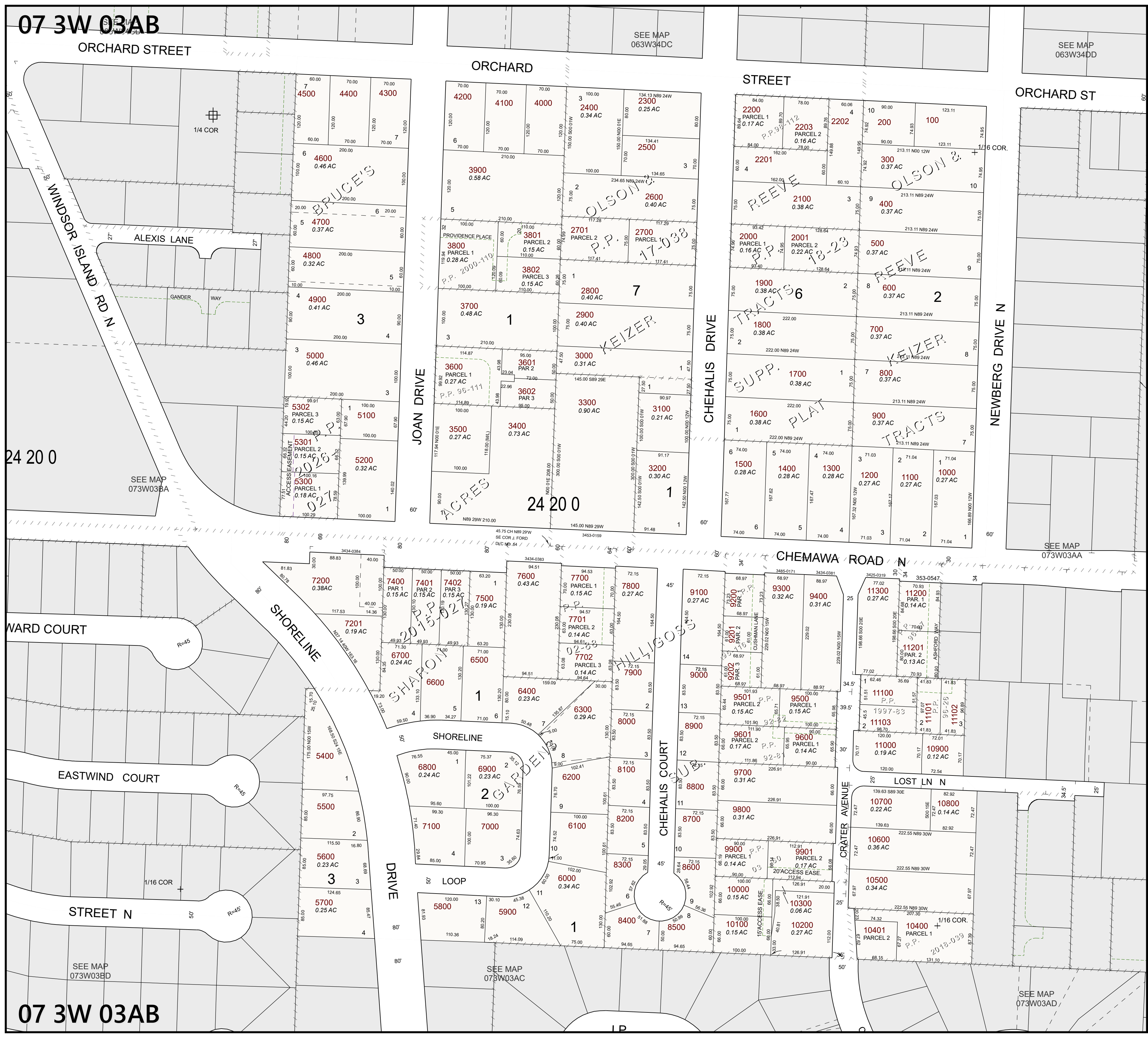
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 4/30/2026

KEIZER  
07 3W 03AB

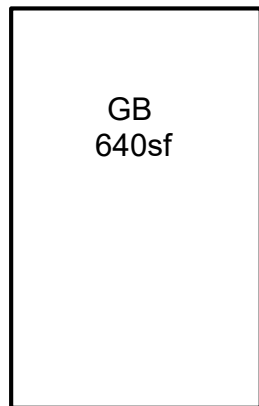


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

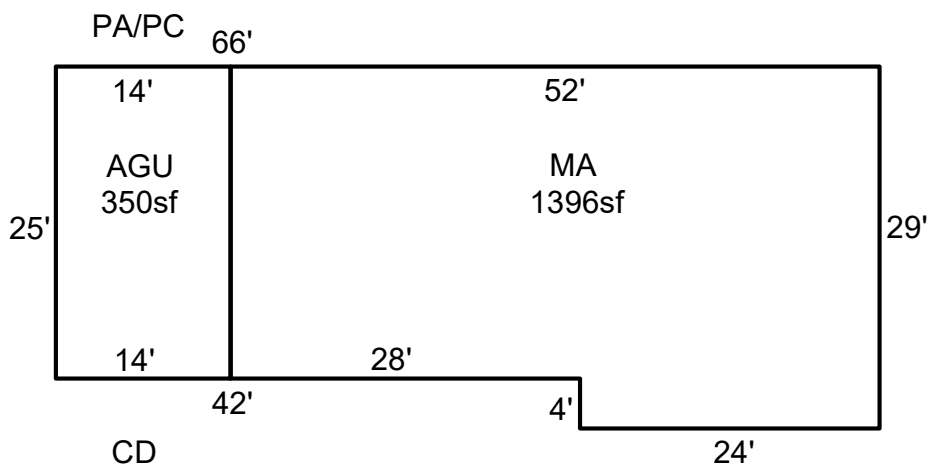
File No.: 543830 Parcel No.: 073W03AB05300  
 Property Address: 931 CHEMAWA RD N  
 City: KEIZER County: Marion State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Delete GB from this account and create a new sketch for 613837 073W03AB05302 with only 32 X 20 GB.

**543830**  
**073W03AB05300**



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA	GB	1.0	640.0	104.0	640.0	DRAWN BY TJS 2-23-11 UPDATED BY JRONDEMA 9/9/15 Updated by AE 5.30.25	
GLA	MA	1.0	1396.0	162.0	1396.0		
GAR	AGU	1.0	350.0	78.0	350.0		
		cnt	1 (rounded)		1,396		
		cnt	1 (rounded)		640		
						COMMENT TABLE 2	COMMENT TABLE 3
						8/18/15 #42	CYCLE NV