

Residential Land Revision

RAM Transaction ID: 986515

Tax Year: 2026-2027

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount		
<u>611923</u>	<u>Tabled</u>	<u>Syscalc</u>	<input checked="" type="checkbox"/> Balance	<u>30,090</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>2644 sf</u>	<u>1303000</u>	<u>063W23DC17000</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24210</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount		
<u>613833</u>	<u>Tabled</u>	<u>Syscalc</u>	<input checked="" type="checkbox"/> Balance	<u>32,200</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>2830 sf</u>	<u>1303000</u>	<u>063W23DC17000</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24210</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

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:

611923 would have been a MAV re-set for 2026-27 if not for the separation. The MAV used in this form is the MAV allocated to the land. To calculate this, the current land RMV(122,500) was multiplied by the certified CPR (.5085) for a starting MAV to balance of 62,290. Improvements and OSDs are to be exception for 2026/27. Field sheets to document improvements are attached. Update Apex (attached).



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

611923 and 611833 for second year re-set.

	Yes	/	No
Building Permit Move:	<input type="checkbox"/>		<input 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:	<u>SR 5/13/26</u>
Appr. Review:	<u>RW 5.29.26</u>
Appr. Clerk:	<u>lak 6.1.26</u>

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
832188	2026	611923	063W23DC17000		986515	1092894	1	4/6/2026 16:25	4/28/2026 10:38	PARTITION PLAT	PARTITION PLAT - FROM	PARTITION PLAT PER CITY OF KEIZER MHLD 2025-012. 613833 SEGREGATED OUT OF 611923	24210	-2830	S
832189	2026	613833	063W23DC17001	063W23DC17000	986515	1092897	2	4/6/2026 16:25	4/28/2026 10:38	PARTITION PLAT	PARTITION PLAT - TO	PARTITION PLAT PER CITY OF KEIZER MHLD 2025-012. 613833 SEGREGATED OUT OF 611923	24210	2830	S

Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	611923	611923	613833	
Certified Land RMV*:	122,500	59170	63330	
Certified OSD*:				0
Certified Imps:				0
RMV:	122500	59170	63330	
MAV**:	62,290	30090	32200	62290
MAV/RMV Ratio:	0.508489796			
Size:	5474	2644	2830	5474

$$122,500 \times .50849 = 62,290$$

MAV Reset Year:	2026/27		
MASANh:		1303000	1303000
RMV Class:		101	101
Prop Class:		101	101
Land Use Code:		1	1
Fran. Appraiser:		TJ	TJ

By: SR
Date: 5/13/2026

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

This form is being used to balance the MAV for the land. The parent account would have been a MAV reset for 2026/27 if not for the separation. The CPR used is the certified CPR because the CPR for 26/27 has not yet been calculated. All improvements and OSDs are current year exception.

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 AND when not all improvements are moving to the same account)			
Improvement:	Description	Parent Imp RMV	Child Imp RMV
Trend (1=100%):	1		
Total RMV:		0	0

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

5/12/2026 3:22:52 PM

ACCOUNT # 611923

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24210	Residential	001			Sqft	5474.00	<input checked="" type="checkbox"/>	Tabled	100	122,500
26-27: Tag; Add OSD, ZH										
25-26: Work Order #795096; New SUB Bohlander Meadows, Cancel parent 519743 All Imp GONE; MAV Balance; 2nd year Reset, ZH										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE	15,000			
1	URBAN - NO LANDSCAPE	10,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24210	2644	0.00	611923	2644	0.00	611923	2644	0.00
	2644	0.00	613833	2830	0.00	613833	2830	0.00
				5474	0.00		5474	0.00

Real Value History Report

12-May-2026 3:38:10 PM

Account ID: 611923
 PLECHATY DEVELOPMENT HOLDINGS LLC
 4935 INDIAN SCHOOL RD NE
 SALEM OR 97305

Year	Code Area	Prop Class	RMV				Exception				Total RMV	MAV	SAV	MSAV	Taxable AV	CPR
			Land	OSD	Impr	MS	Land	OSD	Impr	MS						
2026	24210	101	122,500	25,000	660,410	0	122,500	25,000	660,410	0	807,910	0	0	0	807,910	100.00
2025	24210	100	30,250	0	0	0	0	0	0	0	30,250	14,240	0	0	14,240	

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

maprm emailed

5/12/2026

Acct ID: 611923 MTL: 063W23DC17000 Date: 5/13/26 Appr: SR Prop Class: 101 RMV Prop Class: 101
 Situs: 1319 OPPEK ST NE KEIZER OR 97303 MaSaNh: 13 03 000 Unit: 150328 Year: 2026

Tag 1-1-27 2nd yr reset

Last Date Appraised: 04/03/2026 Appraiser: TAMARA JAMES Tag: Y N Tag info: 2026 - MAINTENANCE (SEG/SUB Exception)

Owner: PLECHATY DEVELOPMENT HOLDINGS LLC Last Sales Date: 12/05/2025 Roll Type: R

Cycle Tag Sales Verification Other: RAM Transaction ID #986515 Inspection level: 1 2 3 4 LCB TTO INSP AV: 807910

RMV Land: 147500 RMV Imp: 660410 RMV Total: 807910 MAV: 0 MSAV: 0 SAV: 0

Comment: 26-27: SV; L2 04.03.26 ZH

26-27: Tag; L2 10.03.25 ZH

26-27: 26-27 Segregation total MAV reset.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	24210	15000
1	URBN	URBAN - NO LANDSCAPE	10000	24210	10000

Land

Site: 1 Code Area: 24210 Size: ~~5474~~ 2644 Sqft Use Code: 001 Zone: SAV Use: Exception: 122500
 Class: Value Source: Residential Description: RMV: 122500 Exception: Y N

Adjustment(s): Add ZLL adjustment ~~as exception~~ Fire Patrol: Description:

Comments: 26-27: Tag; Add OSD, ZH

25-26: Work Order #795096; New SUB Bohlander Meadows, Cancel parent 519743 All Imp GONE; MAV Balance; 2nd year Reset, ZH

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24210 Stat Class: ~~242~~ 142 Year Blt: 2025 Eff Year Blt: 2025 Sq.Ft: ~~3942~~ 1971 % Complete: 100.00
 Desc: Multi-Family Res, 2 Units Dimensions: RMV: 660410
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 660410 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	821	0	1 HB- 2 ¹	2025	2025	ROOF, HVAC+, BTH - 1 ¹ KIT	Exception: Y N
First Floor	4	Finished	821	0	0	2025	2025		Exception: Y N
Second Floor	4	Finished	1150	4 ⁴	2 FB- 2 ²	2025	2025	HVAC+, BATH - 2 ²	Exception: Y N
Second Floor	4	Finished	1150	0	0	2025	2025		Exception: Y N
Garage Attached	4	Finished	550 ²⁷⁵	0	0	2025	2025	ROOF	Exception: Y N

Add ZLL

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2025	32550	1	Exception: Y N

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

mprm emailed

5/12/2026

Acct ID: 613833

MTL: 063W23DC17001

Date: 5/13/26

Appr: SR

Prop Class: 101

RMV Prop Class: 101

Situs: 1321 Oppek St NE, Keizer, OR 97303

MaSaNh: 13 03 000

Unit: 150328

Year: 2026

Last Date Appraised:

Appraiser:

Tag: Y N

Tag info:

Owner: PLECHATY DEVELOPMENT HOLDINGS LLC

Last Sales Date:

Roll Type: R

Cycle Tag Sales Verification Other: _____

RAM Transaction ID #986515

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 0

RMV Land: 0

RMV Imp: 0

RMV Total: 0

MAV: 0

MSAV: 0

SAV: 0

Comment:

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

613833

5/12/2026

Acct ID: ~~611833~~ ~~611923~~ MTL: 063W23DC17000 Date: 5/13/26 Appr: SR Prop Class: 101 RMV Prop Class: 101
Situs: ~~1319~~ OPPEK ST NE KEIZER OR 97303 MaSaNh: 13 03 000 Unit: 150328 Year: 2026

Last Date Appraised: 04/03/2026 Appraiser: TAMARA JAMES Tag: Y N Tag info: 2026 - MAINTENANCE (SEG/SUB Exception)

Tag for 2027 second year re-set

Owner: PLECHATY DEVELOPMENT HOLDINGS LLC Last Sales Date: 12/05/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 807910

RMV Land: ~~147500~~ RMV Imp: 660410 RMV Total: 807910 MAV: 0 MSAV: 0 SAV: 0

Comment: ~~26-27: SV, L2 04.03.26 ZH~~

~~26-27: Tag, L2 10.03.25 ZH~~

~~26-27: 26-27 Segregation total MAV reset.~~

Add improvements OSD, ZLL adj as exception. Land MAV to be balance for 2026-27 (see land revision form)

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	24210	15000
1	URBN	URBAN - NO LANDSCAPE	10000	24210	10000

Land

Site: 1 Code Area: 24210 Size: ~~5474~~ 2830 Sqft Use Code: 001 Zone: SAV Use: Exception: 122500
Class: Value Source: Residential Description: RMV: 122500 Exception: Y N

Adjustment(s): Add ZLL adjustment as exception Fire Patrol: Description:

Comments: ~~26-27: Tag, Add OSD, ZH~~

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Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24210 Stat Class: ~~242~~ 142 Year Blt: 2025 Eff Year Blt: 2025 Sq.Ft: ~~3942~~ 1971 % Complete: 100.00
Desc: Multi-Family Res, 2 Units Dimensions: RMV: 660410
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 660410 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	821	0	1 HB- 2	2025	2025	ROOF, HVAC+, BTH - 1 KIT	Exception: <input checked="" type="checkbox"/> N
First Floor	4	Finished	821	0	0	2025	2025	ROOF, HVAC+, BTH - 1 KIT	Exception: Y N
Second Floor	4	Finished	1150	4 8	2 FB- 2	2025	2025	HVAC+, BATH - 2	Exception: <input checked="" type="checkbox"/> N
Second Floor	4	Finished	1150	0	0	2025	2025	ROOF, HVAC+, BTH - 2	Exception: Y N
Garage Attached	4	Finished	550 275	0	0	2025	2025	ROOF	Exception: <input checked="" type="checkbox"/> N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2025	32550	1	Exception: <input checked="" type="checkbox"/> N

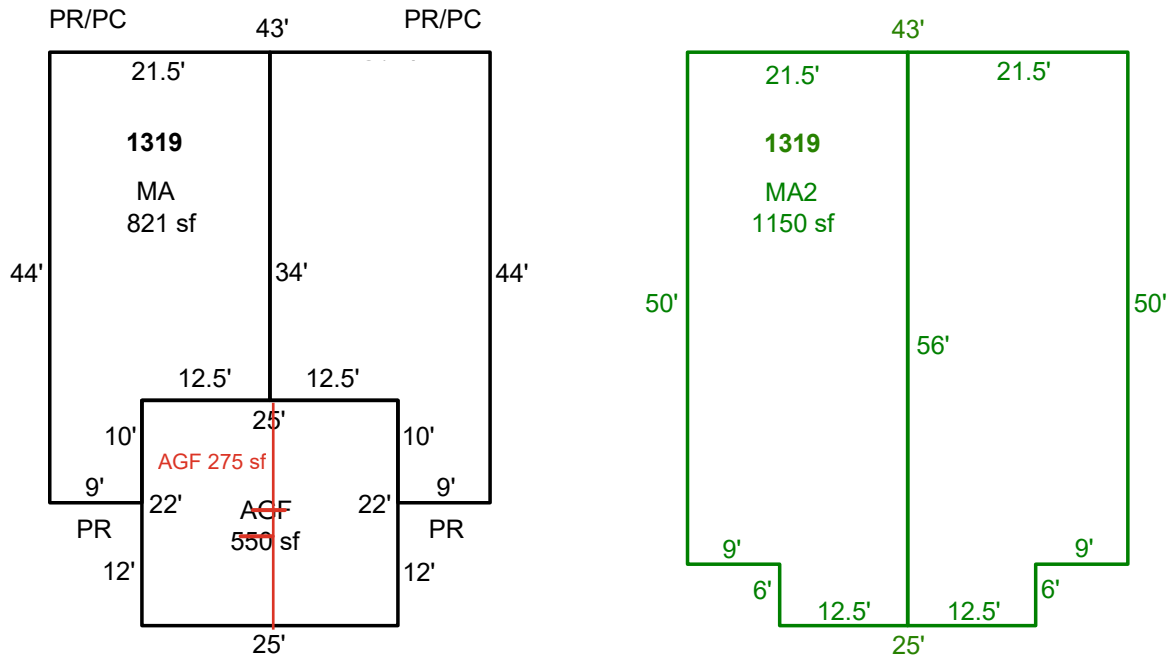
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 611923 Parcel No.: 063W23DC17000
 Property Address: 1319/1321 Oppek St NE
 City: Keizer County: Marion State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

611923
063W23DC17000



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MA	1.0	821.0	131.0	
	MA	1.0	821.0	131.0	1642.0
GLA2	MA2	1.0	1150.0	155.0	
	MA2	1.0	1150.0	155.0	2300.0
GAR	AGF	1.0	550.0	94.0	550.0

COMMENT TABLE 1

Drawn by AE 5.21.25

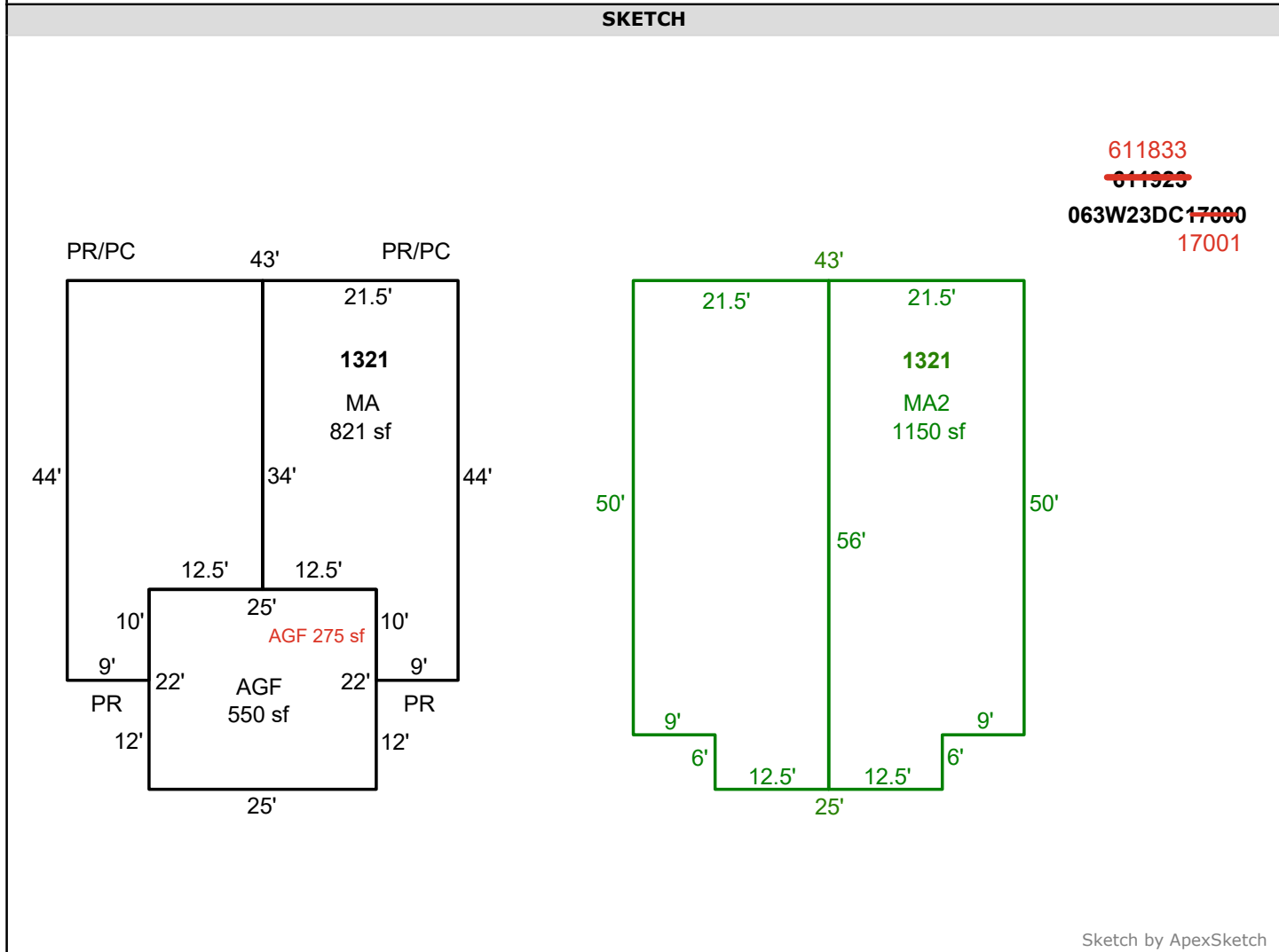
COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 4 (rounded) 3,942

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
File No.: 611833 611833	Parcel No.: 063W23DC17000 17000 17001			
Property Address: 1709/1321 Oppek St NE				
City: Keizer	County: Marion	State: OR	ZipCode: 97303	
Owner:				
Client:		Client Address:		
Appraiser Name:		Inspection Date:		



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals	Drawn by AE 5.21.25		
GLA	MA	1.0	821.0	131.0				
	MA	1.0	821.0	131.0	1642.0			
GLA2	MA2	1.0	1150.0	155.0				
	MA2	1.0	1150.0	155.0	2300.0			
GAR	AGF	1.0	550.0	94.0	550.0			
						COMMENT TABLE 2	COMMENT TABLE 3	
Net LIVABLE						cnt	4 (rounded)	3,942