

# Residential Land Revision

RAM Transaction ID: 978496

Tax Year: 2026-2027

Property ID#	Land		Improvements	MAV		Amount	
	Entered or Tabled			<input checked="" type="checkbox"/> Balance			
<u>549180</u>	<u>Tabled</u>		<u>Tabled</u>	<input type="checkbox"/> No Change		<del>178,000</del>	
				<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*	179,570	
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area	
<u>12,225 sf</u>	<u>1400000</u>	<u>072W31DA05800</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24622</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	

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

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	Entered or Tabled			<input type="checkbox"/> Balance			
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Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area	

**Comments:**

Certified RMV = \$368,950. Current MAV = 182,380. MAV to RMV ratio =  $\frac{182,380}{368,950} = .49$ . Corrected certified RMV due to size change =  $363,260 \times .49 = 178,000$  updated MAV.  $\frac{178,000}{179,570} = .991$

Right of way dedication, 1375 sf dedicated to Connecticut Ave. Size reduction almost 10%. Reduce MAV.

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

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	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:	KK	(SR)
Special Assessment:		
Exemption:		

Completed By	Date
Appraiser:	<u>KK 5/13/26</u>
Appr. Review:	<u>SR 5/13/26 RW 5.27.26</u>
Appr. Clerk:	<u>lak 6.1.26</u>
	<b>MBH 6/1/26</b>

\*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
832229	2026	549180	072W31DA05800		978946	1094308	1	2/18/2026 16:11	5/4/2026 10:03	RIGHT OF WAY DEDICATION - SDB	DEDICATION	DEDICATION TO CONNECTICUT AVE	24622	-1375	S

## Land Fragments

Site 1 + [ ] < 1 of 1 >

RMV Class	101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB	Land Class	<input type="text"/>
Code Area	24622 <input type="checkbox"/> Use Parent RMV Class	Value Source	Residential
Physical Size	13,600 SqFt	RMV Land Use	001 Residential
Valuation Size	13,600 SqFt	Plan Zone	RS Single Residential
Exempt %	% <input type="checkbox"/>		

Calculate Separate

Comments [ ]

160X85 05-06; RECALC SETUP; APPR T11, 07/01/04.

On-Site Developments + [ ] [ ]

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

**RMV**

Entered  \$

Tabled \$118,080  [ ]

Over % 100%

Land Adj. \$

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Base \$118,080 [ ] [ ]

Trend % 113%

Final \$133,430 [ ]

MAV [?]

## Land Fragments

Site 1

RMV Class	101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB	Land Class	
Code Area	24622 <input type="checkbox"/> Use Parent RMV Class	Value Source	Residential
Physical Size	12,225 SqFt	RMV Land Use	001 Residential
Valuation Size	12,225 SqFt	Plan Zone	RS Single Residential
Exempt %	% <input type="checkbox"/> Calculate Separate		

### Comments

160X85 05-06: RECALC SETUP; APPR T11, 07/01/04.

### On-Site Developments

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

### Land Adjustments

RMV	
Entered	\$ <input type="checkbox"/>
Tabled	\$113,040 <input checked="" type="checkbox"/>
Over %	100% <input type="checkbox"/>
Land Adj.	\$
Base	\$113,040 <input type="checkbox"/>
Trend %	113% <input checked="" type="checkbox"/>
Final	\$127,740 <input type="checkbox"/>
MAV <input type="checkbox"/>	
Exclude MAV From Allocation <input type="checkbox"/>	

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 549180  
 NOT OFFICIAL VALUES

**Map** 072W31DA05800  
**Code - Tax ID** 24622 - 549180

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

**Legal Descr** HAGER'S SECOND ADDITION  
 Block - 12 Lot - 5,6 & FR 4

**Mailing** SAMOILOV, MIKE  
 PO BOX 154  
 SCOTTS MILLS OR 97375

**Deed Reference #** 1997-2833 (SOURCE ID: 14220424)

**Sales Date/Price** 08-25-1997 / \$73,640

**Appraiser** KIRK KRASCHEL

**Property Class** 101 **MA** **SA** **NH**  
**RMV Class** 101 14 00 000

Site	Situs Address	City
	1023 CONNECTICUT AVE SE	SALEM

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24622	Land	133,080	100,340	100,340	Land	0
	Impr	177,640	82,040	82,040	Impr	0
<b>Code Area Total</b>		310,720	182,380	182,380		0
<b>Grand Total</b>		310,720	182,380	182,380		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24622	1	<input checked="" type="checkbox"/>		RS	Residential	100	13,600 SF		118,080
					URBAN - AVERAGE	100			15,000
<b>Code Area Total</b>							13,600 SF		133,080

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
24622	1	1958	131	One Story Only	100	1,386		177,640	
<b>Code Area Total</b>							1,386	177,640	

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year Used
24622	<b>Special Assessments</b>					
	■	LAW ENFORCEMENT FEE		144.00	0.00	2026
	■	ESSD STORM WATER FEE		54.60	0.00	2026
	■	E SALEM ST LTG SUBDIST		36.26	0.00	2026

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

5/13/2026 4:35:57 PM

ACCOUNT # 549180

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24622	Residential	001	RS		Sqft	13600.00	<input checked="" type="checkbox"/>	Tabled	100	118,080
160X85 05-06: RECALC SETUP; APPR T11, 07/01/04.										

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
24622	12225	0.00	549180	12225	0.00	549180	12225	0.00
	<b>12225</b>	<b>0.00</b>		<b>12225</b>	<b>0.00</b>		<b>12225</b>	<b>0.00</b>

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 549180

**Map** 072W31DA05800  
**Code - Tax ID** 24622 - 549180

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

**Legal Descr** HAGER'S SECOND ADDITION  
 Block - 12 Lot - 5,6 & FR 4

**Mailing** SAMOILOV, MIKE  
 PO BOX 154  
 SCOTTS MILLS OR 97375

**Deed Reference #** 1997-2833 (SOURCE ID:  
 14220424)  
**Sales Date/Price** 08-25-1997 / \$73,640  
**Appraiser** DAVID WENRICK

**Property Class** 101 MA SA NH  
**RMV Class** 101 14 00 000

Site	Situs Address	City
	1023 CONNECTICUT AVE SE	SALEM

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24622	Land	148,430	97,420	97,420	Land	0
	Impr	220,520	79,650	79,650	Impr	0
<b>Code Area Total</b>		368,950	177,070	177,070		0
<b>Grand Total</b>		368,950	177,070	177,070		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24622	1	<input checked="" type="checkbox"/>		RS	Residential	113	13,600 SF		133,430
					URBAN - AVERAGE	100			15,000
<b>Code Area Total</b>							13,600 SF		148,430

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24622	1	1958	131	One Story Only	105	1,386			220,520
<b>Code Area Total</b>						1,386			220,520

Exemptions / Special Assessments / Notations				
Code Area	24622			
Special Assessments	Amount	Acres	Year Used	
■ LAW ENFORCEMENT FEE	144.00	0.00	2025	
■ ESSD STORM WATER FEE	54.60	0.00	2025	
■ E SALEM ST LTG SUBDIST	36.26	0.00	2025	