

# Residential Work Order

RAM Transaction ID: 981195

Tax Year: 2026/27

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	RMV Class	LUC+	Code Area
<u>106683</u>	<u>TABELD</u>	<u>SYS CALC</u>	<input checked="" type="checkbox"/> Balance	<u>127760</u>		<u>100</u>	<u>001</u>	<u>03030</u>
			<input type="checkbox"/> No Change					
			<input type="checkbox"/> Reset	<input checked="" type="checkbox"/> Second Yr Reset*				
<u>Net Size</u>	<u>MA/SA/Nh</u>	<u>Map-Taxlot</u>	<u>Prop Class</u>					
<u>8715 SQFT</u>	<u>1204000</u>	<del>061W34AA05900</del> <u>052W12DD00300</u>	<u>101</u>	<u>100</u>				

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	RMV Class	LUC+	Code Area
<u>613781</u>	<u>TABELD</u>	<u>N/A</u>	<input checked="" type="checkbox"/> Balance	<u>42720</u>		<u>100</u>	<u>001</u>	<u>03030</u>
			<input type="checkbox"/> No Change					
			<input type="checkbox"/> Reset	<input checked="" type="checkbox"/> Second Yr Reset*				
<u>Net Size</u>	<u>MA/SA/Nh</u>	<u>Map-Taxlot</u>	<u>Prop Class</u>					
<u>11724 SQFT</u>	<u>1204000</u>	<del>061W34AA05900</del> <u>052W12DD00301</u>	<u>100</u>	<u>100</u>				

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	RMV Class	LUC+	Code Area
			<input type="checkbox"/> Balance					
			<input type="checkbox"/> No Change					
			<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*				
<u>Net Size</u>	<u>MA/SA/Nh</u>	<u>Map-Taxlot</u>	<u>Prop Class</u>					

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<u>Net Size</u>	<u>MA/SA/Nh</u>	<u>Map-Taxlot</u>	<u>Prop Class</u>					

Comments: 106683

DEDICATION TO W HAYES ST BEFORE PARTITION LEAVING ~~51736~~ WITH STARTING SIZE OF 20,439 SF  
~~ACCOUNT 613782 CREATED OUT OF 517302~~ ACCT 613781 CREATED OUT OF ACCT 106683  
 2nd RAM #989328 is a size correction due to clerical error when creating RAM 981195  
 All improvements remain with parent account. MAV re-set for 2027-28.

✓  Tag Accounts (List Account #'s and Tag Reason Below) 2nd year MAV Reset

	Yes	No
Building Permit Move:	<input type="checkbox"/> / <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Photo Move:	<input type="checkbox"/> / <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Apex Change:	<input type="checkbox"/> / <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Appraiser Franchise:	AG	
Special Assessment:		
Exemption:		

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Appraiser: 4/23/2026 5/6/26  
 Appr. Review: SR 5/7/26 RW 5.14.26  
 Appr. Clerk: lak 5.27.26  
MBH 5/28/26  
ag 6.3.26

\*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 I	MTL	Transacti	Voucher II	Vouchr	Recorded Date	Entry Date	Operation	Voucher Notes	Code	+/- Size	Size	Alternate Size
832107	2026	106683	052W12DD00300	981195	1091559	1	2/27/2026 8:10	4/17/2026 11:01	DEDICATION	DEDICATED TO WEST HAYES STREET	3030	-0.53 A	0	
832108	2026	106683	052W12DD00300	981195	1091559	1	2/27/2026 8:10	4/17/2026 11:01	DEDICATION	DEDICATED TO WEST HAYES STREET	3030	22962 S	0	
832109	2026	106683	052W12DD00300	981195	1091559	1	2/27/2026 8:10	4/17/2026 11:01	DEDICATION	DEDICATED TO WEST HAYES STREET	3030	-2523 S	0	
832110	2026	106683	052W12DD00300	981195	1091564	2	2/27/2026 8:10	4/17/2026 11:01	PARTITION PLAT - FROM	PARTITION PLAT PER CITY OF WOODBU	3030	-11724 S	0	
832111	2026	613781	052W12DD00301	981195	1091567	3	2/27/2026 8:10	4/17/2026 11:01	PARTITION PLAT - TO	PARTITION PLAT PER CITY OF WOODBU	3030	8715 S	0	

Size ID	Tax Year	Account II MTL	Transactor	Voucher ID	Voucher S	Recorded Date	Entry Date	T Operation	Voucher Notes	Code	+/- Size	Size Ty	Alternate Size
832237	2026	613781 052W12DD00301	989328	1094423	1	5/4/2026 0:00	5/4/2026 14:07	A SIZE CHANGE	CORRECTING MISTAKE IN TRANSACTION #981195	3030	3009	S	

## Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	106683	106683	613781	
Certified Land RMV*:	167470	71410	96060	
Certified OSD*:	25000	25000	0	25000
Certified Imps:	190910	190910	0	190910
RMV:	383380	287320	96060	
MAV**:	170480	127760	42720	170480
MAV/RMV Ratio:	0.4446763			
Size:	20439	8715	11724	20439

MAV Reset Year:	2027		
MASAnh:		1200000	1200000
RMV Class:		101	100
Prop Class:		101	100
Land Use Code:		1	1
Fran. Appraiser:		AG	AG

By: AG  
Date: 4/23/2026

OSD Balanced  
Imps Balanced  
MAV Balanced  
Size Balanced

Comments:

2523 SQFT DEDICATED TO W HAYES STREET BEFORE PARTITION

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 Imp RMV
Trend (1=100%):	1		
Total RMV:		0	0

Account Year Map  
 106683 2025 052W12DD00300  
 Owner BAUTISTA, MANUEL S Situs 1767 W HAYES ST WOODBURN OR 97071

### Land Fragments

Site 1

RMV Class 101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB  
 Code Area 03030  Use Parent RMV Class  
 Physical Size 20,439 SqFt  
 Valuation Size 20,439 SqFt   
 Exempt % %   
 Calculate Separate

Land Class  
 Value Source Residential  
 RMV Land Use  
 Plan Zone  
**Edit Land Fragment Size**  
 Code Area  
 Acres 0.53 SqFt 0  
 Physical  
 Acres 0.47  SqFt 20,439  
 Valuation  
 Acres 0.47  SqFt 20,439  
 Linear 20,439  
 X Close

Comments  
 24-25: Cycle; Add OSDN, SH  
 07-08: RECALC SETUP; APPR no. 04, 8/17/2006

**RMV**  
 Entered \$  
 Tabled \$148,200   
 Over % 100%  
 Land Adj. \$  
 Base \$148,200  
 Trend % 113%  
 Final \$167,470  
**MAV**  
 Exclude MAV From Allocation  
 Entered \$  
 Allocated \$82,280

### On-Site Developments

DESCRIPTION	RMV	SAV	MSAV	ATTACHED
URBA - URBAN - AVERAGE	\$15,000	\$	\$	<input checked="" type="checkbox"/>
URBN - URBAN - NO LANDSCAPE	\$10,000	\$	\$	<input checked="" type="checkbox"/>

### Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED
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**Marion County**  
**2025 Real Property Assessment Report**  
 Account 106683

**Map** 052W12DD00300  
**Code - Tax ID** 03030 - 106683

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

**Legal Descr** PP 2026-017  
 Lot - 1

**Mailing** BAUTISTA, MANUEL S  
 1767 W HAYES ST  
 WOODBURN OR 97071

**Deed Reference #** 2000-3883 (SOURCE ID:  
 16860480)  
**Sales Date/Price** 04-26-2000 / \$100,000  
**Appraiser** ALICIA GECK

**Property Class** 101 MA SA NH  
**RMV Class** 101 12 00 000

Site	Situs Address	City
	1767 W HAYES ST	WOODBURN

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
03030	Land	192,470	93,520	93,520	Land	0
	Impr	190,910	72,000	72,000	Impr	0
<b>Code Area Total</b>		383,380	165,520	165,520		0
<b>Grand Total</b>		383,380	165,520	165,520		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
03030	1	<input checked="" type="checkbox"/>			Residential	113	0.53 AC		167,470
					URBAN - AVERAGE	100			15,000
					URBAN - NO LANDSCAPE	100			10,000
<b>Code Area Total</b>							0.53 AC		192,470

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
03030	1	1942	232	Multi-Family Res, 2 Units	104	1,834			190,910
	2		341	Multi Purpose Shed (MP)	100	72			0
<b>Code Area Total</b>						1,906			190,910

**Comments** 24-25: Cycle; L3 03.29.24 SH

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 106683  
 NOT OFFICIAL VALUES

**Map** 052W12DD00300  
**Code - Tax ID** 03030 - 106683

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

**Legal Descr** PP 2026-017  
 Lot - 1

**Mailing** BAUTISTA, MANUEL S  
 1767 W HAYES ST  
 WOODBURN OR 97071

**Deed Reference #** 2000-3883 (SOURCE ID:  
 16860480)

**Sales Date/Price** 04-26-2000 / \$100,000

**Appraiser** ALICIA GECK

**Property Class** 101 MA SA NH

**RMV Class** 101 12 00 000

Site	Situs Address	City
	1767 W HAYES ST	WOODBURN

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
03030	Land	173,200	96,330	96,330	Land	0
	Impr	183,540	74,150	74,150	Impr	0
<b>Code Area Total</b>		356,740	170,480	170,480		0
<b>Grand Total</b>		356,740	170,480	170,480		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
03030	1	<input checked="" type="checkbox"/>			Residential	100	0.53 AC		148,200
					URBAN - AVERAGE	100			15,000
					URBAN - NO LANDSCAPE	100			10,000
<b>Code Area Total</b>							0.53 AC		173,200

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
03030	1	1942	232	Multi-Family Res, 2 Units	100	1,834			183,540
	2		341	Multi Purpose Shed (MP)	100	72			0
<b>Code Area Total</b>						1,906			183,540

**Contig Accts** 613781

**Comments** 24-25: Cycle; L3 03.29.24 SH

# 05 2W 12DD WOODBURN



**MARION COUNTY, OREGON**  
SE1/4 SE1/4 SEC12 T5S R2W W.M.  
SCALE 1" = 100'

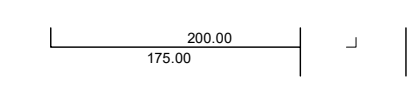
### LEGEND

- 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

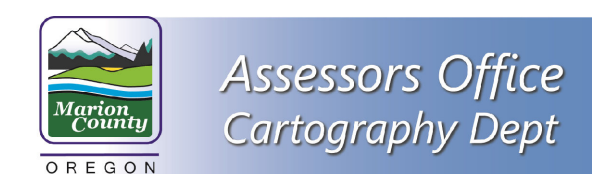
**NUMBERS**  
Tax Code Number  
**00 00 0**  
Acreage **0.25 AC** All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

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



CANCELLED NUMBERS		

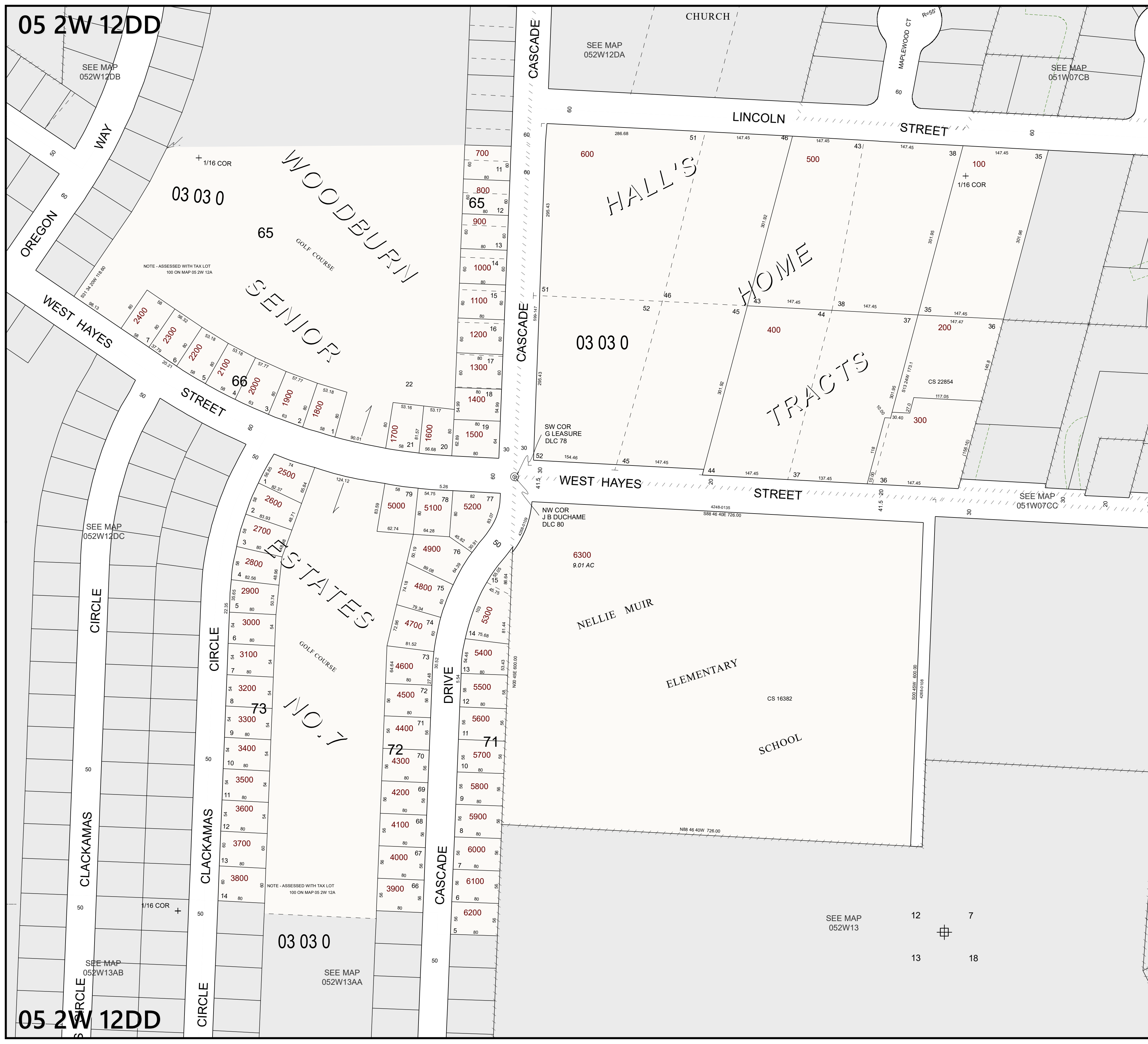
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 10/16/2020

# WOODBURN 05 2W 12DD



SEE MAP 052W13 12 7  
13 18

05 2W 12DD

05 2W 12DD

# 05 2W 12DD WOODBURN



**MARION COUNTY, OREGON**  
SE1/4 SE1/4 SEC12 T5S R2W 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**

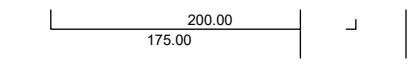
Tax Code Number  
**00 00 0**

Acreeage  
**0.25 AC**

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

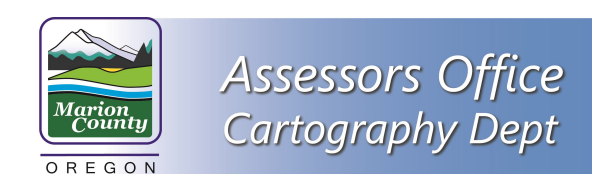
**NOTES**

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



CANCELLED NUMBERS		

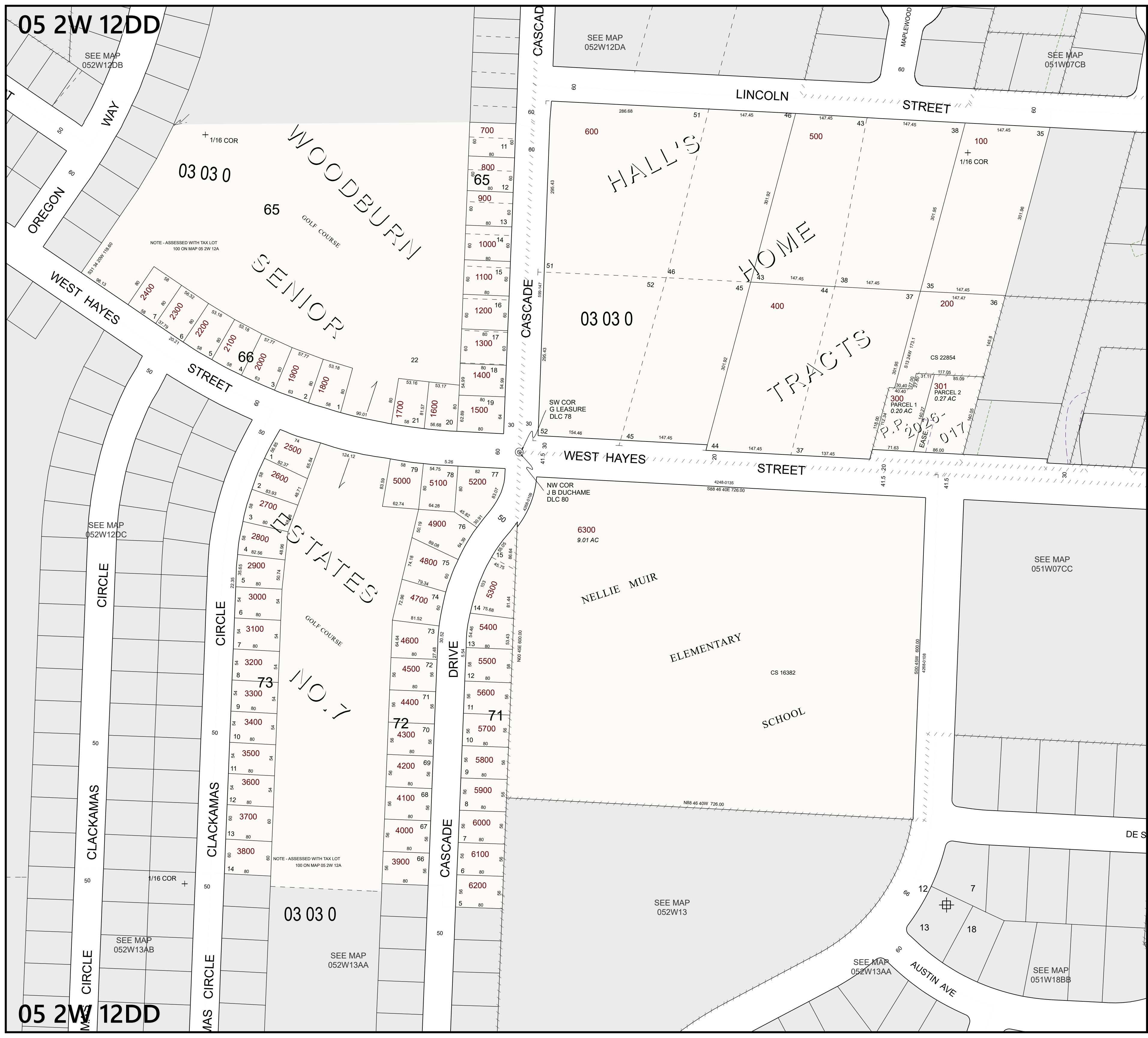
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PLOT DATE: 4/17/2026

# WOODBURN 05 2W 12DD



# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

5/7/2026 3:20:24 PM

ACCOUNT # 106683

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	VAL. SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
03030	Residential	001			Acres	0.53	0.49	<input checked="" type="checkbox"/>	Tabled	100	148,200
24-25: Cycle; Add OSDN, SH											
07-08: RECALC SETUP; APPR no. 04, 8/17/2006											

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
03030	8715	0.00	106683	8715	0.00	106683	8715	0.00
	<b>8715</b>	<b>0.00</b>	613781	11724	0.00	613781	11724	0.00
				<b>20439</b>	<b>0.00</b>		<b>20439</b>	<b>0.00</b>