

Residential Land Revision

RAM Transaction ID: 986215

Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount		
<u>516635</u>	<u>Tabled</u>	<u>N/A</u>	<input checked="" type="checkbox"/> Balance	<u>91,840</u>		
			<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
<u>.80 AC</u>	<u>1204000</u>	<u>061W26AC01100</u>	<u>100 101</u>	<u>100 101</u>	<u>001</u>	<u>04500</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount		
<u>516634</u>			<input type="checkbox"/> Balance	<u>Cancel Account</u>		
			<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
<u>0</u>		<u>061W26AC01200</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:

516634 combined into 516635. 516634 size set to zero and account to be canceled. Size correction after combination reduces the parcel size of 516635 from 1 ~~AV~~ AC to .8 AC. MAV reduced proportionally.

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:	AG	
Special Assessment:		
Exemption:		

Completed By: _____ Date: _____
 Appraiser: AG 5/14/26
 Appr. Review: SR 6/3/26 RW 6.9.26
 Appr. Clerk: lak 6.10.26
MBH 6/10/26
AG 6.16.26

*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
832333	2026	516634	061W26AC	061W26AC	986215	1095712	1	4/3/2026 12:01	5/12/2026 11:16	COMBINATION AND ACREAGE CORRECTION - SDB	COMBINATION - FROM	COMBINATION FROM 516634 TO 516635 - ACREAGE SET TO ZERO IN PREPERATION OF CANCELATION	04500	-0.5	A
832334	2026	516635	061W26AC01100		986215	1095715	2	4/3/2026 12:01	5/12/2026 11:16	COMBINATION AND ACREAGE CORRECTION - SDB	COMBINATION - TO	COMBINATION FROM 516634 TO 516635	04500	0.5	A
832335	2026	516635	061W26AC01100		986215	1095718	3	4/3/2026 12:01	5/12/2026 11:16	COMBINATION AND ACREAGE CORRECTION - SDB	SIZE CHANGE	ACREAGE CORRECTION	04500	-0.2	A

Marion County
2026 Real Property Assessment Report
 Account 516635
 NOT OFFICIAL VALUES

Map 061W26AC01100
Code - Tax ID 04500 - 516635

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SNEGIREV, DEONESI
 PO BOX 1061
 SILVERTON OR 97381

Deed Reference # 2025-34429
Sales Date/Price 10-31-2025 / \$93,750
Appraiser ALICIA GECK

Property Class 101 MA SA NH
RMV Class 101 12 04 000

Site	Situs Address	City
	14063 HOBART RD NE	SILVERTON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
04500	Land	150,000	63,870	63,870	Land	0
	Impr	0	0	0	Impr	0
Code Area Total		150,000	63,870	63,870		0
Grand Total		150,000	63,870	63,870		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
04500	1	<input checked="" type="checkbox"/>		UT-5	Residential	100	0.50 AC		150,000
Code Area Total							0.50 AC		150,000

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
04500	1		121	One Story Only	100	0			0
Code Area Total						0			0

Comments 24-25: Cycle; L3 04.17.24 GM

//2004-05: CORRECTION TO TSG BASED ON REGIS ZONE PROJECT.

Combination before acreage correction:
 516635 MAV = 63,870
 + 516634 MAV = 42,440
 Total MAV for 516635 after combination =
 106,310

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

6/3/2026 9:53:23 AM

ACCOUNT # 516635

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
04500	Residential	001	UT-5		Acres	0.50	<input checked="" type="checkbox"/>	Tabled	100	150,000
.06-07: RECALC SETUP: APPR 28; 05-06-05.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
04500	0	0.80	516635	0	0.80	516635	0	0.80
	0	0.80		0	0.80		0	0.80

Marion County
2026 Real Property Assessment Report
 Account 516634
 NOT OFFICIAL VALUES

Map 061W26AC01200
Code - Tax ID 04500 - 516634

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SNEGIREV, DEONESI
 PO BOX 1061
 SILVERTON OR 97381

Deed Reference # 2025-34423
Sales Date/Price 10-31-2025 / \$93,750
Appraiser ALICIA GECK

Property Class 100 MA SA NH
RMV Class 100 12 04 000

Site	Situs Address	City
	14083 HOBART RD NE	SILVERTON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
04500	Land	150,000	42,440	42,440	Land	0
	Impr	0	0	0	Impr	0
Code Area Total		150,000	42,440	42,440		0
Grand Total		150,000	42,440	42,440		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
04500	1	<input checked="" type="checkbox"/>		UT-5	Residential	100	0.50 AC		150,000
Code Area Total							0.50 AC		150,000

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Comments 26-27: SV; L3 04.24.26 AG
 24-25: Cycle; L3 04.17.24 GM
 //2004-05: CORRECTION TO TSG BASED ON REGIS ZONE PROJECT

516634 combined into 516635. Cancel account# 516634

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	04500 <input type="checkbox"/> Use Parent RMV Class	Value Source	Residential
Physical Size	1.00 Acres <input type="checkbox"/>	RMV Land Use	001 Residential
Valuation Size	1.00 Acres <input type="checkbox"/>	Plan Zone	UT-5 Urban Transition
Exempt %	% <input type="checkbox"/>		

Calculate Separate

Comments []

. 06-07: RECALC SETUP: APPR 28; 05-06-05.

On-Site Developments

DESCRIPTION	RMV	SAV	MSAV	ATTACHED

Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED

RMV

Entered \$

Tabled

Over %

Land Adj.

Base

Trend %

Final

MAV

Exclude MAV From Allocation

Ater combination, before acreage correction

Land Fragments

Site 1

RMV Class	101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB	Land Class	
Code Area	04500 <input checked="" type="checkbox"/> Use Parent RMV Class	Value Source	Residential
Physical Size	0.80 Acres <input checked="" type="checkbox"/>	RMV Land Use	001 Residential
Valuation Size	0.80 Acres <input checked="" type="checkbox"/>	Plan Zone	UT-5 Urban Transition
Exempt %	% <input checked="" type="checkbox"/>		

Calculate Separate

Comments

.06-07: RECALC SETUP: APPR 28; 05-06-05.

On-Site Developments

DESCRIPTION	RMV	SAV	MSAV	ATTACHED

Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED

RMV	
Entered	\$
Tabled	\$185,480 <input checked="" type="checkbox"/>
Over %	100% <input type="checkbox"/>
Land Adj.	\$
Base	\$185,480 <input type="checkbox"/>
Trend %	100% <input checked="" type="checkbox"/>
Final	\$185,480 <input type="checkbox"/>

MAV [?]	
Exclude MAV From Allocation	<input type="checkbox"/>
Entered	\$
Allocated	\$63,870 <input checked="" type="checkbox"/>
Exception	\$ <input checked="" type="checkbox"/> +
Final MAV	\$63,870
Entered AV	\$55,110 <input type="checkbox"/>
Tabled AV	\$63,870 <input checked="" type="checkbox"/>
Final AV	\$63,870 <input type="checkbox"/>

After combination, after acreage correction

Lot Line Adjustment

This worksheet used to determine the amount of MAV moving from one account to another. The change in land value is calculated outside of this worksheet and entered as the "Updated Land RMV". OSD or improvement changes are also reflected in the "Updated" fields. The updated MAV values are based upon the Current Year MAV plus the change in total RMV to the account transferring land and/or improvements.

Tax Year: 2026-27

RAM Transaction ID#: 986215

1 of 2

2 of 2

Account Number*: 516635

Current Year MAV: 106,310

Certified Yr Land RMV**: 214,600

Certified Yr OSD RMV**:

Certified Yr Imp RMV:

Certified Total RMV: 214,600

MAV/RMV Ratio: 0.4954

Land size reduced from 1 AC to .8 AC. Form used to get MAV/RMV ratio for proportional MAV reduction.

Updated Land RMV***: 185,400

Updated OSD RMV:

Updated Imp RMV:

Updated Total RMV: 185,400

Updated MAV: 91,840

~~14,470~~

MAV Moved: ~~14,470~~

*The account transferring land should be entered as 1 of 2

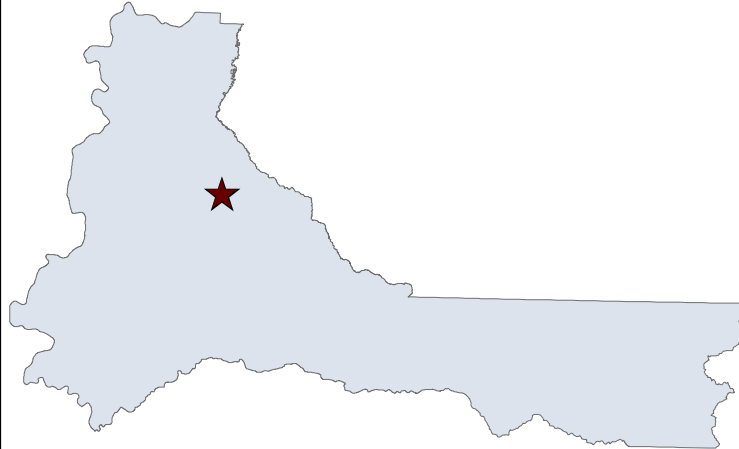
**Specially Assessed land and OSD does not have MAV associated with them. Only market land/OSD's should be used for MAV calculation.

***Updated Land RMV calculations are performed outside this worksheet. Use certified year values.

Improvement Worksheet (To be used when determining value of improvements moving accounts AND when not all improvements are moving to the same account)			
	Description	1 of 2 RMV	2 of 2 RMV
Improvement:			
Trend (1=100%):	1		
Total RMV:		0	0

06 1W 26AC

06 1W 26AC
SILVERTON



MARION COUNTY, OREGON
SW1/4 NE1/4 SEC26 T6S R1W 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

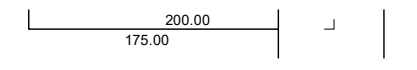
Tax Code Number
00 00 0

Acreege
0.25 AC

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

NOTES

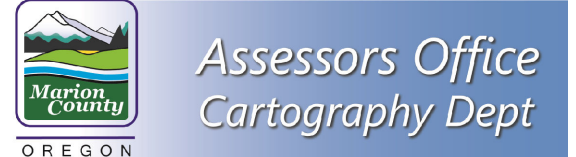
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

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DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 10/16/2020

SILVERTON
06 1W 26AC



06 1W 26AC

06 1W 26AC
SILVERTON



MARION COUNTY, OREGON
SW1/4 NE1/4 SEC26 T6S R1W 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

1200			
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PLOT DATE: 5/12/2026

SILVERTON
06 1W 26AC

