

# Residential Land Revision

RAM Transaction ID: 990798

Tax Year: 2026

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>611928</u>	<u>Tabled</u>	<u>Syscalc</u>	<input checked="" type="checkbox"/>		<u>30410</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>2559</u>	<u>13 03 000</u>	<u>063W23DC17500</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24210</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>613953</u>	<u>Tabled</u>	<u>Syscalc</u>	<input checked="" type="checkbox"/>		<u>31880</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>2683</u>	<u>13 03 000</u>	<u>063W23DC17501</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24210</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
			<input type="checkbox"/>			
			<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	Balance	Amount	
			<input type="checkbox"/>			
			<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:**

611928 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 (.50849) 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) ✓

611928 and 611953 for second year re-set

	Yes	/	No
Building Permit Move:	<input type="checkbox"/>	/	<input checked="" type="checkbox"/>
Photo Move:	<input checked="" type="checkbox"/>	/	<input type="checkbox"/>
Apex Change:	<input checked="" type="checkbox"/>	/	<input type="checkbox"/>
Appraiser Franchise:	<u>TJ 6.12.26</u>		
Special Assessment:	<u>                    </u>		
Exemption:	<u>                    </u>		

Completed By	Date
Appraiser:	<u>TJ 6.12.26</u>
Appr. Review:	<u>SR 6/17/26 RW 6.23.26</u>
Appr. Clerk:	<u>Ik 6.24.26</u>
	<b>MBH 6/26/26</b>

apexed Ik 6.24.26

\*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	Transactor	Voucher ID	Voucher Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size Type
832433	2026	611928	063W23DC17500		990798	1099366	1	5/8/2026 14:14	6/8/2026 10:13	PARTITION PLAT - JMS	PARTITION PLAT - FROM	613953 SEGREGATED OUT OF 611928	24210	-2683	S
832434	2026	613953	063W23DC17501	063W23DC17500	990798	1099369	2	5/8/2026 14:14	6/8/2026 10:13	PARTITION PLAT - JMS	PARTITION PLAT - TO	613953 SEGREGATED OUT OF 611928	24210	2683	S

## Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	611928	611928	613953	
Certified Land RMV*:	122500	59800	62700	
Certified OSD*:				0
Certified Imps:				0
RMV:	122500	59800	62700	
MAV**:	62290	30410	31880	62290
MAV/RMV Ratio:	0.508489796			
Size:	5242	2559	2683	5242

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

122,500 x .50849 =  
62,290

By: TJ  
Date: 6/12/2026

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 <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

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

6/12/2026 9:58:44 AM

ACCOUNT # 611928

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24210	Residential	001			Sqft	5242.00	<input checked="" type="checkbox"/>	Tabled	100	122,500
26-27: Tag; Add New 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 - NO LANDSCAPE	10,000			
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	2559	0.00	611928	2559	0.00	611928	2559	0.00
	<b>2559</b>	<b>0.00</b>	613953	2683	0.00	613953	2683	0.00
				<b>5242</b>	<b>0.00</b>		<b>5242</b>	<b>0.00</b>

# Real Value History Report

12-Jun-2026 10:1:0 AM

Account ID: 611928  
 COMFORT HOMES LLC  
 PO BOX 5607  
 SALEM OR 97304

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	20,000	347,900	0	122,500	20,000	347,900	0	490,400	0	0	0	490,400	100.00
2025	24210	100	30,250	0	0	0	0	0	0	0	30,250	14,240	0	0	14,240	

emailed mprm

Acct ID: 611928 MTL: 063W23DC17500 Date: **6/12/26** Appr: **TJ** Prop Class: 101 RMV Prop Class: 101  
 Situs: 1332 OPPEK ST NE KEIZER OR 97303 MaSaNh: 13 03 000 Unit: 150333 Year: 2026

✓ TAG 1-1-27 2nd Yr Reset

Last Date Appraised: 12/30/2025 Appraiser: TAMARA JAMES Tag:  Y N Tag info: 2027 - %COMPLETE (Completion)  
 Owner: COMFORT HOMES LLC Last Sales Date: 04/10/2025 Roll Type: R  
 Cycle Tag Sales Verification Other:  RAM Transaction ID #990798 Inspection level: 1 2 3  4 LCB TTO INSP AV: 490400  
 RMV Land: 142500 RMV Imp: 347900 RMV Total: 490400 MAV: 0 MSAV: 0 SAV: 0  
 Comment: 26-27: Tag; L2 12.30.25 ZH  
 26-27: 26-27 Segregation total MAV reset.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	<del>2</del> URBN	URBAN - NO LANDSCAPE	10000	24210	10000

Land

Site: 1 Code Area: 24210 Size: ~~5242~~ Sqft Use Code: 001 Zone: SAV Use: Exception: 122500  
 Class: Value Source: Residential ~~2683~~ Description: RMV: 122500 Exception: Y N  
 Adjustment(s): ~~ZLL~~ Add ~~ZLL~~ Adjustment Fire Patrol: Description:  
 Comments: 26-27: Tag; Add New 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~~ Year Blt: 2025 Eff Year Blt: 2025 Sq.Ft: ~~3382~~ % Complete: 60.00  
~~142~~ Desc: ~~Multi-Family Res, 2 Units~~ Dimensions: ~~1691~~ RMV: 347900  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 347900 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	699	0	<del>2</del> <sup>1</sup>	2025	2025	ROOF, HVAC+, BTH - <del>X</del> <sup>1</sup> KIT	Exception: Y N
<del>First Floor</del>	<del>4</del>	<del>Finished</del>	<del>699</del>	<del>0</del>	<del>0</del>	<del>2025</del>	<del>2025</del>		Exception: Y N
Second Floor	4	Finished	992	<del>3</del> <sup>3</sup>	<del>4</del> <sup>2</sup>	2025	2025	HVAC+, BATH - <del>X</del> <sup>2</sup>	Exception: Y N
<del>Second Floor</del>	<del>4</del>	<del>Finished</del>	<del>992</del>	<del>0</del>	<del>0</del>	<del>2025</del>	<del>2025</del>		Exception: Y N
Garage Attached	4	Finished	236	0	0	2025	2025	ROOF	Exception: Y N
<del>Garage Attached</del>	<del>4</del>	<del>Finished</del>	<del>236</del>	<del>0</del>	<del>0</del>	<del>2025</del>	<del>2025</del>	ROOF	Exception: Y N

Add ZLL

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006629	85192	MARION COUNTY	NEW RESIDENCE	RESIDENCE	0	0	R	Side A of duplex- 3 Bed/3 Bath Bohlander Meadows Lot 6. Going through middle housing land division at city of Keizer
<del>25-006634</del>	<del>85195</del>	<del>MARION COUNTY</del>	<del>NEW RESIDENCE</del>	<del>RESIDENCE</del>	<del>0</del>	<del>0</del>	<del>R</del>	<del>Side B of duplex- 3 Bed/3 Bath Bohlander Meadows Lot 6. Going through middle housing land division at city of Keizer</del>

**Summary**

Lead Appr: \_\_\_\_\_ Clerk: **lk 6.24.26** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

**emailed mprm**

6/12/2026

Acct ID: 613953 MTL: 063W23DC17501 Date: **6.12.26** Appr: **TJ** Prop Class: 101 RMV Prop Class: 101  
Situs: **1334 OPPEK ST NE KEIZER, OR 97303** MaSaNh: 13 03 000 Unit: 150333 Year: 2026

Last Date Appraised: \_\_\_\_\_ Appraiser: \_\_\_\_\_ Tag: Y N Tag info: \_\_\_\_\_  
Owner: COMFORT HOMES LLC **RAM Transation ID # 990798** Last Sales Date: \_\_\_\_\_ Roll Type: R  
Cycle Tag Sales Verification **Other:** \_\_\_\_\_ 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: **lak 6.24.26** Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:  
6/12/2026

~~611953~~ **613953** ~~17501~~  
 Acct ID: ~~611928~~ MTL: 063W23DC17500 Date: **6/12/26** Appr: **TJ** Prop Class: 101 RMV Prop Class: 101  
 Situs: ~~1332~~ OPPEK ST NE KEIZER OR 97303 MaSaNh: 13 03 000 Unit: 150333 Year: 2026  
~~1334~~  
 Last Date Appraised: 12/30/2025 Appraiser: TAMARA JAMES Tag:  Y N Tag info: 2027 - %COMPLETE (Completion) **✓ TAG 1-1-27 2nd Yr Reset**  
 Owner: COMFORT HOMES LLC Last Sales Date: 04/10/2025 Roll Type: R  
 Cycle Tag Sales Verification Other:  **RAM Transaction ID #990798** Inspection level: 1 2 3  4 LCB TTO INSP AV: 490400  
 RMV Land: 142500 RMV Imp: 347900 RMV Total: 490400 MAV: 0 MSAV: 0 SAV: 0  
 Comment: ~~26-27: Tag, L2 12.30.25 ZH~~  
~~26-27: 26-27 Segregation total MAV reset.~~

**OSDs Add Improvements OSD, ZLL Adj as exception. Land MAV to be balance for 2026-27 (see land revision form)**

Count	Code	Description	RMV	Code Area	Exception
1	<del>2</del>	URBN	10000	24210	10000

Land

Site: 1 Code Area: 24210 Size: ~~5242~~ Sqft Use Code: 001 Zone: SAV Use: Exception: 122500  
 Class: Value Source: Residential Description: RMV: 122500 Exception: Y N  
 Adjustment(s): **Add ZLL Adjustment** Fire Patrol: Description:  
 Comments: 26-27: Tag; Add New OSD, ZH

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

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<del>First Floor</del>	<del>4</del>	<del>Finished</del>	<del>699</del>	<del>0</del>	<del>0</del>	<del>2025</del>	<del>2025</del>		Exception: Y N
Second Floor	4	Finished	992	<del>3</del> <sup>3</sup>	<del>4</del> <sup>2</sup>	2025	2025	HVAC+, BATH - <del>X</del> <sup>2</sup>	Exception: <input checked="" type="checkbox"/> Y N
<del>Second Floor</del>	<del>4</del>	<del>Finished</del>	<del>992</del>	<del>0</del>	<del>0</del>	<del>2025</del>	<del>2025</del>		Exception: Y N
Garage Attached	4	Finished	236	0	0	2025	2025	ROOF	Exception: <input checked="" type="checkbox"/> Y N
<del>Garage Attached</del>	<del>4</del>	<del>Finished</del>	<del>236</del>	<del>0</del>	<del>0</del>	<del>2025</del>	<del>2025</del>	ROOF	Exception: Y N

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25-006634	85195	MARION COUNTY	NEW RESIDENCE	RESIDENCE	0	0	R	Side B of duplex- 3 Bed/3 Bath Bohlander Meadows Lot 6. Going through middle housing land division at city of Kz

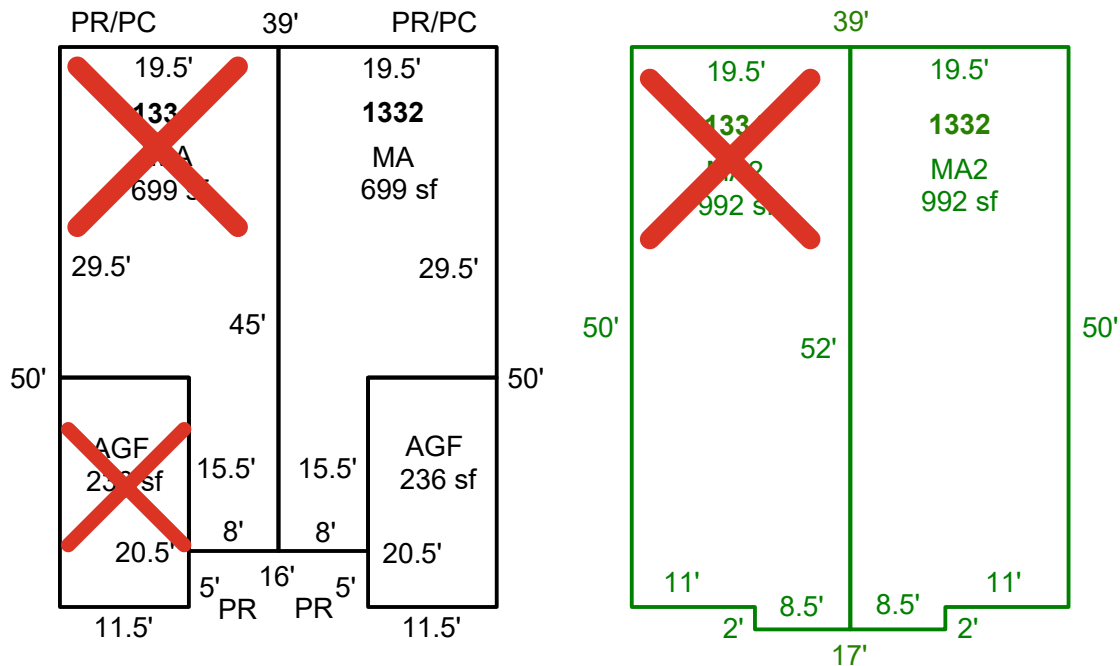
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 611928 Parcel No.: 063W23DC17500  
 Property Address: 1332/1334 Oppek St NE  
 City: Keizer County: Marion State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**611928**  
**063W23DC17500**



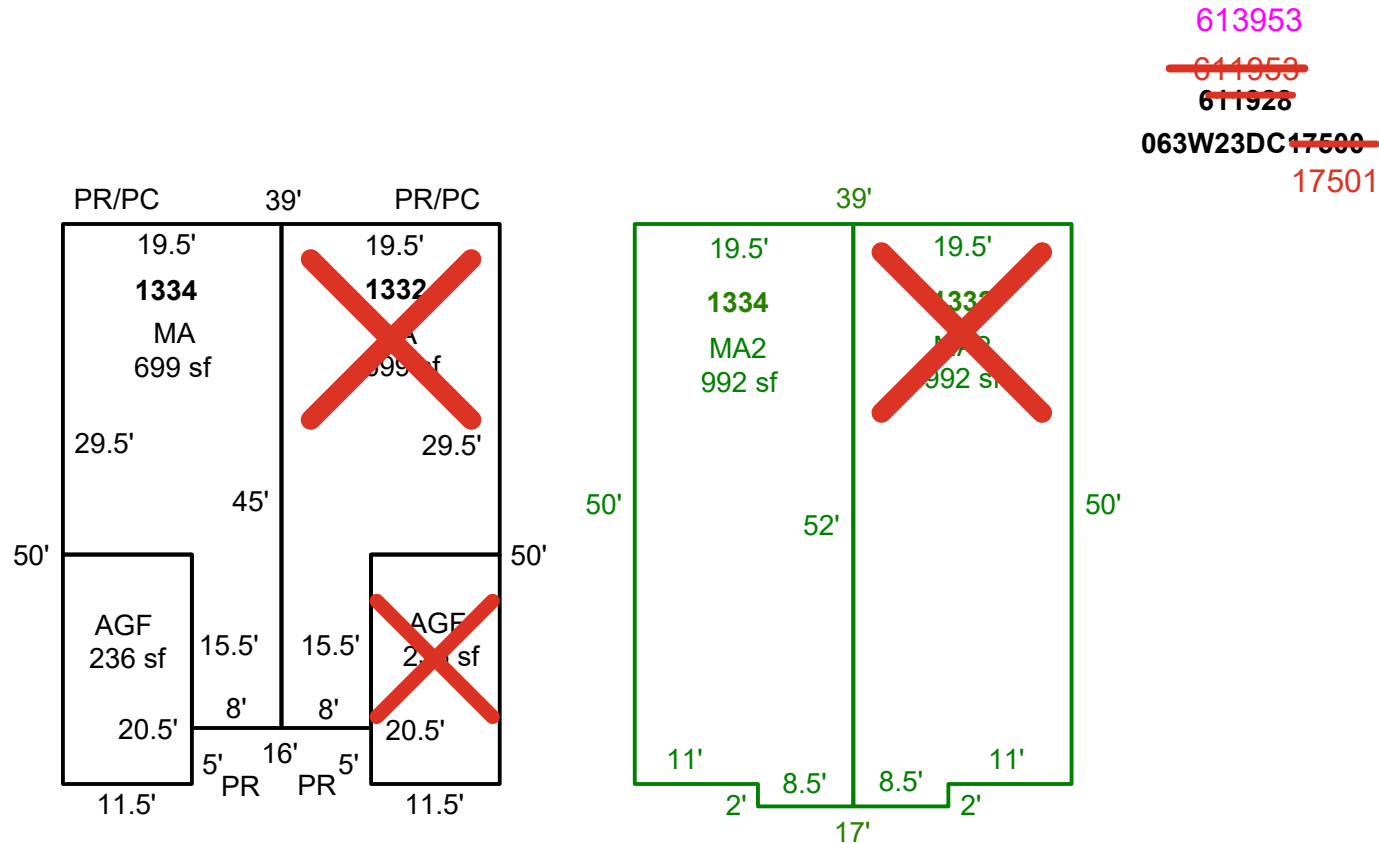
Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA	MA	1.0	699.3	129.0		Drawn by AE 11.13.25 Updated by AE 1.5.26	
	MA	1.0	699.3	129.0	1398.5		
GLA2	MA2	1.0	992.0	143.0			
	MA2	1.0	992.0	143.0	1984.0		
GAR	AGF	1.0	235.8	64.0			
	AGF	1.0	235.8	64.0	471.5		
						<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						12/30/25 Tags ZH	
Net LIVABLE		cnt	4 (rounded)		3,383		

# SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: <del>611928</del> <span style="color: magenta;">613953</span> <del>644953</del>	Parcel No.: 063W23DC17500	<span style="color: magenta;">17501</span>	
Property Address: <del>1332</del> /1334 Oppek St NE			
City: Keizer	County: Marion	State: OR	ZipCode: 97303
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

## SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA	MA	1.0	699.3	129.0		Drawn by AE 11.13.25 Updated by AE 1.5.26	
	<del>MA</del>	<del>1.0</del>	<del>699.3</del>	<del>129.0</del>	1398.5		
GLA2	MA2	1.0	992.0	143.0			
	<del>MA2</del>	<del>1.0</del>	<del>992.0</del>	<del>143.0</del>	1984.0		
GAR	AGF	1.0	235.8	64.0			
	<del>AGF</del>	<del>1.0</del>	<del>235.8</del>	<del>64.0</del>	471.5		
Net LIVABLE		cnt	4 (rounded)		3,383		

COMMENT TABLE 2	COMMENT TABLE 3
12/30/25 Tags ZH	