

Damaged / Destroyed

This form is used to calculate the Maximum Assessed Value of a property after an improvement or improvements have been damaged, demolished, or destroyed. Fill in appropriate fields. Print Value History Report & Improvement Detail prior to input (Property Search). MAV should be reallocated once account changes have been input.

Year for: 2026-27

Account #: 548917

Stat Class/Bldg# of Affected Improvement	Description of Affected Segment/Accessory	Certified RMV of Affected Segment/Accessory
	EP	1,770
	Trend (Required):	1.31
	Sub Total:	2,319
	Other Structures/Outbuildings	
	MP	2,570
	Sub Total:	4,889
	OSD	

(Ex. 130 Trend = 1.3, 80 Trend = 0.8, No Trend =1.00)

Total RMV Removed: 4,889

Total Certified Improvement RMV (Value History)	Total Certified Market Land RMV Including Market OSD (Value History)
82,960	98,060

- A: Certified RMV of Affected Improvements: 4,889
- B: Certified Total RMV of Non-Specially Assessed Land & Improvements: 181,020
- C: Ratio of removed improvement(s) to total: 0.0270 (A / B)
- D: Current Year MAV (Value History): 88,060
- E: MAV of removed improvements: 2,380 (C x D)
- F: Current Year updated MAV (TO be input into Property Appraisal): 85,680 (D - E)

Clerk

MAV = 85,680 By: GM 6-15-26

Reviewed By: ZH 6/17/26

lak 6.17.26
MBH 6/24/26

GM 6-25-26

*Notify Manufactured Structure Clerk if an Exempt from Title manufactured structure is being removed.

Improvement Detail

MARION County

For Assessment Year 2025

Account ID 548917

Map 072W17CC12800

Appraiser DAVID WENRICK

Inspected 06/30/2011

Mailing COFER FAM TR
COFER, JIMMIE L JR
COFER, SUSAN D
4755 EL CEDRO ST NE
SALEM OR 97305

Appraisal Area 14-00-005

Stat Class 138 - Res other improvements

Situs 4755 EL CEDRO ST NE SALEM OR 97305

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24013	1976	1976	100	76	214	Tabled	80,390	80,390	49,320	0	49,320	0

Rooms:

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
Garage - Detached - Unfinished	1976	1976	76	3	100		528	44,294

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
Gar	AVERAGE CLASS ROOF	0	0				

Accessories

Description	Eff Yr	Size	Qty	RMV
ENCLOSED PORCH	1976	78	1	1,778
ENCLOSED PORCH	1976	495	1	11,286
YARD IMPROVEMENTS AVERAGE	1976	1	1	14,638

Totals

Description	RMV
Garage	\$33,663
Inventory	\$0
Accessories	\$27,702
Calculation	Tabled
Trend	131.00 %
Total RMV	\$80,390

Size Breakdown

Garage	528
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Comments //2020-21 SET EP TO CALCULATE, INV, 02. //2011-12 CYCLE WORK #04 DT; 495' EP SET TO CALC.

Improvement Detail

MARION County

For Assessment Year **2025**

Account ID 548917

Map 072W17CC12800

Appraiser DAVID WENRICK

Inspected 06/30/2011

Mailing
 COFER FAM TR
 COFER, JIMMIE L JR
 COFER, SUSAN D
 4755 EL CEDRO ST NE
 SALEM OR 97305

Appraisal Area 14-00-005
Stat Class 341 - Multi Purpose Shed (MP)

Situs 4755 EL CEDRO ST NE SALEM OR 97305

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
2	24013			100	100	135	Tabled	2,570	2,570	0	0	0	102

Rooms:

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
Multi-Purpose Bldg			100	4	100		102	2,153

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
mp	FAIR OUTBUILDING PKG	102	413				

Totals

Description	RMV
Multi-Purpose Bldg	\$2,566
Inventory	\$0
Accessories	\$0
Calculation	Tabled
Trend	100.00 %
Total RMV	\$2,570

Size Breakdown

Other	102
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Comments

Marion County
2025 Real Property Assessment Report
 Account 548917

Map 072W17CC12800
Code - Tax ID 24013 - 548917

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr GREENTREE PHASE I
 Block - 6 Lot - FR 3

Mailing COFER FAM TR
 COFER, JIMMIE L JR
 4755 EL CEDRO ST NE
 SALEM OR 97305

Deed Reference # 1993-2081 (SOURCE ID:
 10750098)
Sales Date/Price 06-24-1993 / \$60,000
Appraiser DAVID WENRICK

Property Class 161 MA SA NH
RMV Class 161 14 00 005

Site	Situs Address	City
	4755 EL CEDRO ST NE	SALEM

Code Area		RMV	MAV	AV	RMV Exception	CPR %
24013	Land	98,060	36,180	36,180	Land	0
	Impr	82,960	49,320	49,320	Impr	0
Code Area Total		181,020	85,500	85,500		0
Grand Total		181,020	85,500	85,500		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24013	1	<input checked="" type="checkbox"/>			Residential	113	5,460 SF		83,060
					URBAN - AVERAGE	100			15,000
Code Area Total							5,460 SF		98,060

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24013	1	1975	466	MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE	131	1,536		R-127478	62,940
	1	1976	138	Res other improvements	131	0			80,390
	2		341	Multi Purpose Shed (MP)	100	102			2,570
Code Area Total						1,638			145,900

MS Accounts 24013 - R-127478
 *** The Real MS value is not included in the total of the real account

Marion County
2026 Real Property Assessment Report
 Account 548917
 NOT OFFICIAL VALUES

Map 072W17CC12800
Code - Tax ID 24013 - 548917

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr GREENTREE PHASE I
 Block - 6 Lot - FR 3

Mailing COFER FAM TR
 COFER, JIMMIE L JR
 COFER, SUSAN D
 4755 EL CEDRO ST NE
 SALEM OR 97305

Deed Reference # 1993-2081 (SOURCE ID:
 10750098)
Sales Date/Price 06-24-1993 / \$60,000
Appraiser KIRK KRASCHEL

Property Class 119 **MA SA NH**
RMV Class 119 14 00 005

Site	Situs Address	City
	4755 EL CEDRO ST NE	SALEM

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24013	Land	88,500	37,260	37,260	Land	0
	Impr	56,750	50,800	50,800	Impr	0
Code Area Total		145,250	88,060	88,060		0
Grand Total		145,250	88,060	88,060		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24013	1	<input checked="" type="checkbox"/>			Residential	100	5,460 SF		73,500
					URBAN - AVERAGE	100			15,000
Code Area Total							5,460 SF		88,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24013	1	1975	466	MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE	100	1,536		R-127478	47,430
	1	1976	138	Res other improvements	100	0			53,920
	2		341	Multi Purpose Shed (MP)	100	102			2,830
Code Area Total						1,638			104,180

MS Accounts 24013 - R-127478
 *** The Real MS value is not included in the total of the real account

Real Value History Report

15-Jun-2026 9:47:39 AM

Account ID: 548917
 COFER FAM TR
 COFER, JIMMIE L JR
 COFER, SUSAN D
 4755 EL CEDRO ST 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	24013	119	73,500	15,000	56,750	0	0	0	0	0	145,250	88,060	0	0	88,060	
2025	24013	161	83,060	15,000	82,960	0	0	0	0	0	181,020	85,500	0	0	85,500	
2024	24013	161	73,500	15,000	102,960	0	0	0	0	0	191,460	83,010	0	0	83,010	
2023	24013	161	73,500	15,000	106,240	0	0	0	0	0	194,740	80,600	0	0	80,600	
2022	24013	161	73,500	15,000	115,100	0	0	0	0	0	203,600	78,260	0	0	78,260	
2021	24013	161	61,500	15,000	104,370	0	0	0	0	0	180,870	75,990	0	0	75,990	
2020	24013	161	55,000	15,000	97,240	0	0	0	0	0	167,240	73,780	0	0	73,780	

MARION COUNTY ASSESSOR

2025 REAL PROPERTY LAND SUMMARY REPORT

6/15/2026 9:48:01 AM

ACCOUNT # 548917

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24013	Residential	001			Sqft	5460.00	<input checked="" type="checkbox"/>	Tabled	113	83,060
60X91 . 05-06: RECALC SETUP: APPR 04; 05-26-04.										

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
24013	5460	0.00	548917	5460	0.00	548917	5460	0.00
	5460	0.00		5460	0.00		5460	0.00