

Residential Work Order

RAM Transaction ID: 994978

Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
101203	TABLED	SYS CLAC	☒ Balance	89990
			☐ No Change	
			☐ Reset	☐ Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
6938 SQFT	1201000	061W10BA1200-12200	121	121 001 91150

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
613968	TABLED	N/A	☒ Balance	30700
			☐ No Change	
			☐ Reset	☐ Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
11016 SQFT	1201000	061W10BA12201	200 100	200 100 001 91150

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
			☐ Balance	
			☐ No Change	
			☐ Reset	☐ 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
			☐ Balance	
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			☐ Reset	☐ Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area

Comments: Separation is along previously existing lot line.

~~The new lot is not a legal lot.~~ This is a balance separation without a second-year re-set.
AC correction before separation 101203 starting with 17954 sqft
Create acct 613968 out of 101203

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

	Yes	No
Building Permit Move:	☐	☒ X
Photo Move:	☐	☒ X
Apex Change:	☐	☒ X
Appraiser Franchise:	AG	
Special Assessment:		
Exemption:		

Completed By _____ Date _____
Appraiser: AG 6/26/26
Appr. Review: SR 6/29/26 **RW 7.1.26**
Appr. Clerk: MBH 7/2/26

MBH 7/2/26
ag 7/13/26

*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 II MTL	T	Transactior	Voucher ID	Vouche	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size	Alternate Size
832502	2026	101203 061W10BA12200		994978	1100486	1	6/16/2026 0:00	6/17/2026 10:20	SEGREGATION WITH ACRE SIZE CHANGE		ACREAGE CORREI	91150	508 S	0	
832503	2026	101203 061W10BA12200		994978	1100489	2	6/16/2026 0:00	6/17/2026 10:20	SEGREGATION WITH ACRE SEGREGATION - FROM		613968 SEGREGA	91150	-11016 S	0	
832504	2026	613968 061W10BA12201	(	994978	1100492	3	6/16/2026 0:00	6/17/2026 10:20	SEGREGATION WITH ACRE SEGREGATION - TO		613968 SEGREGA	91150	11016 S	0	

Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	101203	101203	613968	
Certified Land RMV*:	146900	56770	90130	
Certified OSD*:	15000	15000	0	15000
Certified Imps:	192480	192480	0	192480
RMV:	354380	264250	90130	
MAV**:	120690	89990	30700	120690
MAV/RMV Ratio:	0.340566623			
Size:	17954	6938	11016	17954

MAV Reset Year:	n/a	
MASANh:	1201000	1201000
RMV Class:	121	200 100
Prop Class:	121	200 100
Land Use Code:	1	1
Fran. Appraiser:	AG	AG

By: AG
Date: 6/26/26

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

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 <u>AND</u> 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
2025 Real Property Assessment Report
Account 101203

Map 061W10BA12200
Code - Tax ID 91150 - 101203

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PALMER'S ADDITION TO MT ANGEL
Block - 4 Lot - 7 & FR 8

Mailing WATKINS, ERIC G
6879 S HANSEN LN
AURORA OR 97002

Deed Reference # 2026-19132
Sales Date/Price 06-10-2026 / \$565,000
Appraiser ALICIA GECK

Property Class 121 **MA** **SA** **NH**
RMV Class 121 12 01 000

Site	Situs Address	City
	485 N MAIN ST	MOUNT ANGEL

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
91150	Land	161,900	69,290	69,290	Land	0
	Impr	192,480	47,890	47,890	Impr	0
Code Area Total		354,380	117,180	117,180		0
Grand Total		354,380	117,180	117,180		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
91150	1				Residential	113	17,500 SF		146,900
					URBAN - AVERAGE	100			15,000
Code Area Total							17,500 SF		161,900

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
91150	1	1912	132	Multi Story above grade	90	2,120			160,020
	2	1955	138	Res other improvements	90	0			32,460
Code Area Total						2,120			192,480

Comments 24-25: Cycle; L3 04.11.24 GM

Marion County
2026 Real Property Assessment Report
 Account 101203
 NOT OFFICIAL VALUES

Map 061W10BA12200
Code - Tax ID 91150 - 101203

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PALMER'S ADDITION TO MT ANGEL
 Block - 4 Lot - 7 & FR 8

Mailing INTEGRITY CONSTRUCTION & DEVELOPMENT LLC
 9928 HOWELL PRAIRIE RD NE
 SALEM OR 97305

Deed Reference # 2026-19132
Sales Date/Price 06-10-2026 / \$565,000
Appraiser ALICIA GECK

Property Class 121 **MA** **SA** **NH**
RMV Class 121 12 01 000

Site	Situs Address	City
	485 N MAIN ST	MOUNT ANGEL

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
91150	Land	145,000	71,370	71,370	Land 0
	Impr	178,600	49,320	49,320	Impr 0
Code Area Total		323,600	120,690	120,690	0
Grand Total		323,600	120,690	120,690	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
91150	1				Residential	100	17,446 SF	130,000
					URBAN - AVERAGE	100		15,000
					Code Area Total		17,446 SF	145,000

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
91150	1	1912	132	Multi Story above grade	100	2,120		148,090
	2	1955	138	Res other improvements	100	0		30,510
	Code Area Total					2,120		178,600

Contig Accts 613968
Comments 24-25: Cycle; L3 04.11.24 GM

06 1W 10BA

06 1W 10BA
MT ANGEL



MARION COUNTY, OREGON
NE1/4 NW1/4 SEC10 T6S R1W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- | | |
|--------------------------|-----------------------|
| Taxlot Boundary | Historical Boundary |
| Road Right-of-Way | Easement |
| Railroad Right-of-Way | Railroad Centerline |
| Private Road ROW | Taxcode Line |
| Subdivision/Plat Bndry | Map Boundary |
| Waterline - Taxlot Bndry | Waterline - Non Bndry |

- CORNER TYPES**
- | | |
|-----------------------|------------------|
| + 1/16TH Section Cor. | 1/4 Section Cor. |
| ⊙ DLC Corner | Section Corner |

NUMBERS
Tax Code Number
00 00 0

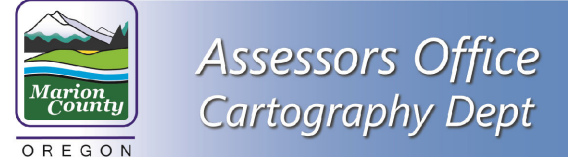
Acreage 0.25 AC
All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

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

200.00
175.00

CANCELLED NUMBERS			
3500A1			
5100			
5700			
7200			
7300			
9100			
9200			
9300			

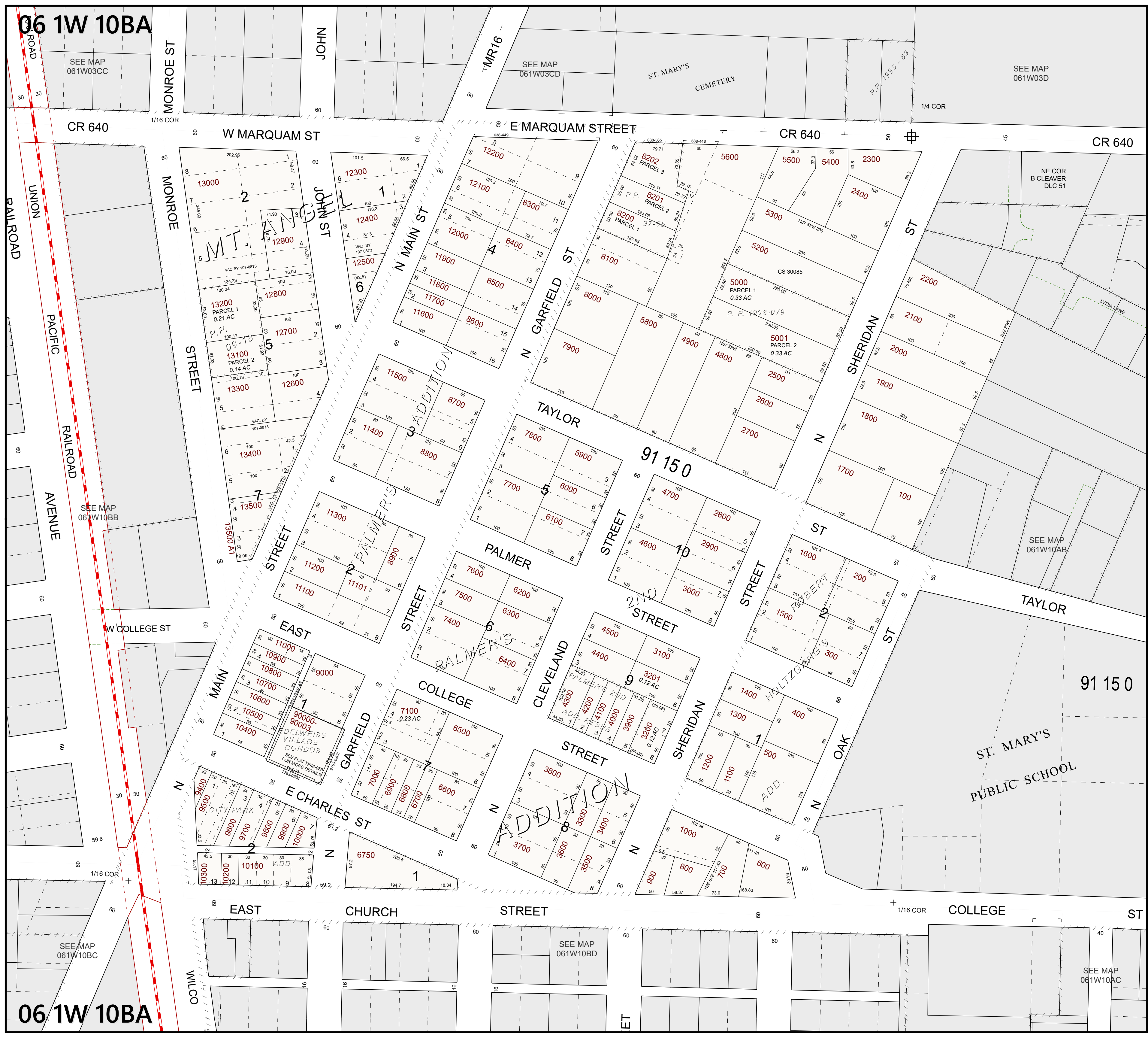
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 8/7/2023

MT ANGEL
06 1W 10BA

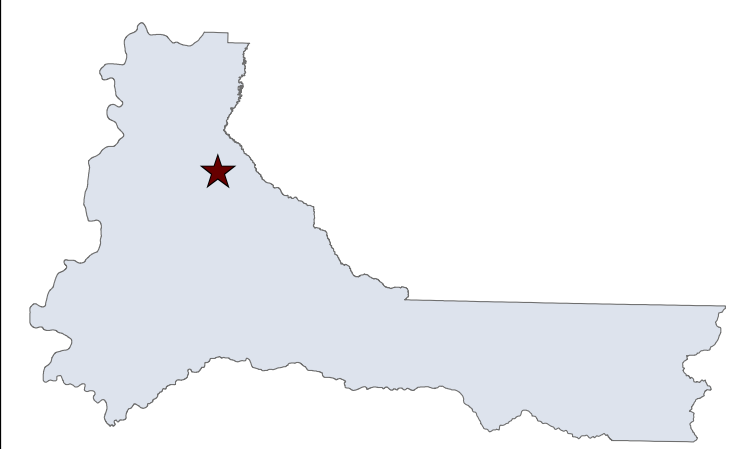


06 1W 10BA



06 1W 10BA

06 1W 10BA
MT. ANGEL



MARION COUNTY, OREGON
NE1/4 NW1/4 SEC10 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
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 - Taxcode Line
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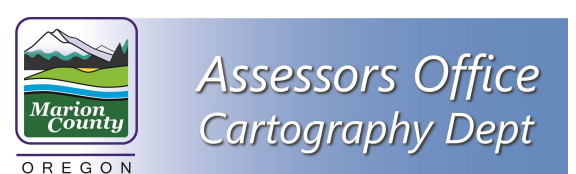
- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22

NUMBERS
Tax Code Number
00 00 0
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		
3500A1		
5100		
5700		
7200		
7300		
9100		
9200		
9300		

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PLOT DATE: 6/17/2026

MT. ANGEL
06 1W 10BA