

Residential Work Order

RAM Transaction ID: 996223

Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV ☒ Balance ☐ No Change ☐ Reset	Amount
100939	TABLED	SYS CALC		195890
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class
2 AC	1201000	061W10C000100	491	491
				LUC+ Code Area
				006 91470

Property ID#	Land Entered or Tabled	Improvements	MAV ☒ Balance ☐ No Change ☐ Reset	Amount
613986	TABLED	N/A		43520
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class
1 AC	1201000	061W10C000101	400 490	400 490
				LUC+ Code Area
				006 91470

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

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

Comments:

100939 GIVING 1 AC TO CREATE ACCT 613986

Segregation is by owner request and is along previously existing lot line. No second year re-set.

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

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

Completed By	Date
Appraiser:	AG 6/30/26
Appr. Review:	SR 7/1/26 RW 7.1.26
Appr. Clerk:	lak 7.1.26
	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	Transaction	Voucher I	Voucher I	Recorded Date	Entry Date	Operation	V Code	+/- Size	Size Type	Alternate Size
832558	2026	100939 061W10C000100	996223	1101930	1	6/25/2026 0:00	6/29/2026 10:45	SEGREGATION - FROM	6 91470	-1 A		0
832559	2026	613986 061W10C000101	996223	1101933	2	6/25/2026 0:00	6/29/2026 10:45	SEGREGATION - TO	6 91470	1 A		0

Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	100939	100939	613986	
Certified Land RMV*:	377650	251770	125880	
Certified OSD*:	15000	15000	0	15000
Certified Imps:	299820	299820	0	299820
RMV:	692470	566590	125880	
MAV**:	239410	195890	43520	239410
MAV/RMV Ratio:	0.345733389			
Size:	3	2	1	3

MAV Reset Year:	2027	
MASANh:	1201000	1201000
RMV Class:	491	490
Prop Class:	491	490
Land Use Code:	6	6
Fran. Appraiser:	AG	AG

By: AG
Date: 6/30/2026

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

100939 GIVING 1 AC TO CREATE ACCT 613986

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 100939

Map 061W10C000100
Code - Tax ID 91470 - 100939

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr BENEDICTINE ADDITION TO MT ANGEL
Lot - 23 & 24

Mailing MOHR, DARIN & MOHR, LOUISE
407 ACADEMY ST
MOUNT ANGEL OR 97362

Deed Reference # 2018-6732 (SOURCE ID: 41010025)
Sales Date/Price 07-18-2018 / \$350,000
Appraiser ALICIA GECK

Property Class 491 **MA** **SA** **NH**
RMV Class 491 12 01 000

Site	Situs Address	City
	407 ACADEMY ST	MOUNT ANGEL

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
91470	Land	392,650	145,700	145,700	Land	0
	Impr	299,820	86,740	86,740	Impr	0
Code Area Total		692,470	232,440	232,440		0
Grand Total		692,470	232,440	232,440		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
91470	1	☒		UT-20	Residential	113	3.00 AC		377,650
					URBAN - AVERAGE	100			15,000
Code Area Total							3.00 AC		392,650

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
91470	1	1907	134	Multi Story above grade with basement	90	2,733			276,170
	2	1991	351	General Purpose Building (GB)	100	1,152			8,440
	3		301	Accessory Improvements & Misc.	100	80			0
	4	1992	355	Lean-to Heavy (LTH)	100	576			1,400
	5	1930	138	Res other improvements	90	0			13,810
Code Area Total						4,541			299,820

Comments 24-25: Cycle; L2 04.12.24 ZH
entered value improvements clean-up, PH = NV AG 2-22-24

Marion County
2026 Real Property Assessment Report
 Account 100939
 NOT OFFICIAL VALUES

Map 061W10C000100
Code - Tax ID 91470 - 100939

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr BENEDICTINE ADDITION TO MT ANGEL
 Lot - 23 & 24

Mailing MOHR, DARIN & MOHR, LOUISE
 407 ACADEMY ST
 MOUNT ANGEL OR 97362

Deed Reference # 2018-6732 (SOURCE ID: 41010025)

Sales Date/Price 07-18-2018 / \$350,000

Appraiser ALICIA GECK

Property Class 491 **MA** **SA** **NH**

RMV Class 491 12 01 000

Site	Situs Address	City
	407 ACADEMY ST	MOUNT ANGEL

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
91470	Land	432,750	150,070	150,070	Land	0
	Impr	320,640	89,340	89,340	Impr	0
Code Area Total		753,390	239,410	239,410		0
Grand Total		753,390	239,410	239,410		0

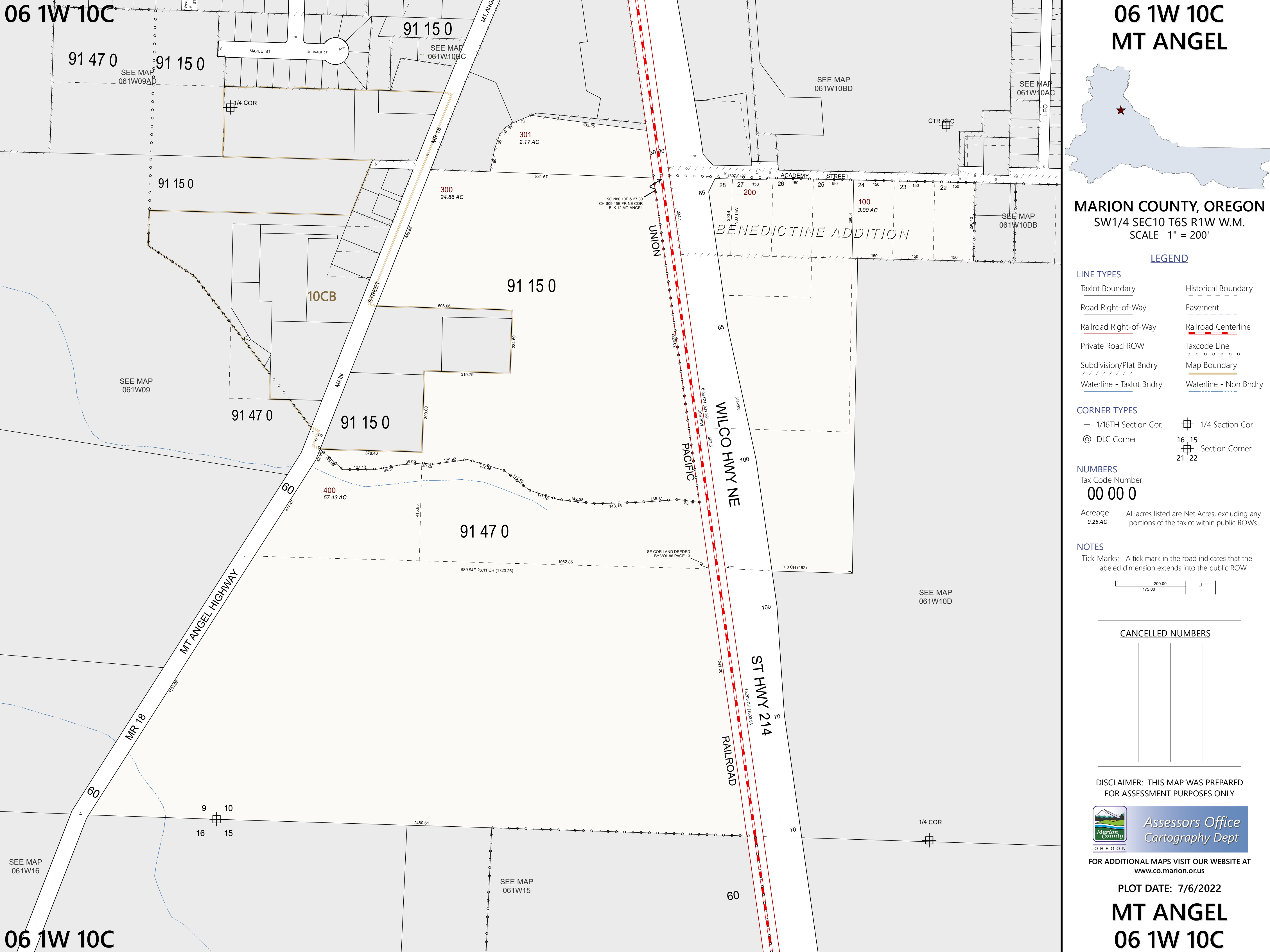
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
91470	1	☒		UT-20	Residential	125	3.00 AC		417,750
					URBAN - AVERAGE	100			15,000
Code Area Total							3.00 AC		432,750

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
91470	1	1907	134	Multi Story above grade with basement	114	2,733			295,870
	2	1991	351	General Purpose Building (GB)	100	1,152			8,770
	3		301	Accessory Improvements & Misc.	100	80			0
	4	1992	355	Lean-to Heavy (LTH)	100	576			1,460
	5	1930	138	Res other improvements	114	0			14,540
Code Area Total						4,541			320,640

Contig Accts 613986

Comments 24-25: Cycle; L2 04.12.24 ZH

entered value improvements clean-up, PH = NV AG 2-22-24



06 1W 10C
MT ANGEL

MARION COUNTY, OREGON
SW1/4 SEC10 T6S R1W W.M.
SCALE 1" = 200'

- 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
21, 22 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

Assessors Office
Cartography Dept

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

PLOT DATE: 7/6/2022

MT ANGEL
06 1W 10C

06 1W 10C

06 1W 10C
MT. ANGEL



MARION COUNTY, OREGON
SW1/4 SEC10 T6S R1W W.M.
SCALE 1" = 200'

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

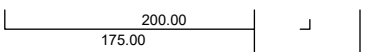
Tax Code Number
00 00 0

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



CANCELLED NUMBERS

--	--	--	--

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY



Assessors Office
Cartography Dept

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

PLOT DATE: 6/29/2026

MT. ANGEL
06 1W 10C

91 47 0

91 15 0

91 47 0

06 1W 10C

91 15 0

91 15 0

91 47 0

WILCO HWY NE

ST HWY 214

RAILROAD

60

SEE MAP
061W10BD

SEE MAP
061W10AC

SEE MAP
061W10DB

CTR REC

10CB

91 15 0

400
57.43 AC

300
24.86 AC

301
2.17 AC

100
2.00 AC

101
1.00 AC

SEE MAP
061W10D

SEE MAP
061W15

SEE MAP
061W16

9 10
16 15

2480.61

SE COR LAND DECEDED
BY VOL 86 PAGE 13

S89 54E 26.11 CH (1723.26)

7.0 CH (462)

1241.20

16.205 CH (1020.35)

1241.20

70

70

1/4 COR

90° N80 10E & 27.30
CH 509.45E FR NE COR
BLK 12 MT. ANGEL

UNION

PACIFIC

MT ANGEL HIGHWAY

STREET

MAIN

91 47 0

91 15 0

91 15 0

SEE MAP
061W09AD

SEE MAP
061W10BC

1/4 COR

MAPLE ST

MAPLE CT

MT. ANGEL

ACADEMY STREET

LEO