

Residential Land Revision

RAM Transaction ID: 986185

Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
555548	Tabled	Tabled	☒ Balance	96,030
			☐ No Change	
			☐ Reset	☒ Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
5,789 sf	1400000	072W18BA03500	101	101 001 24620

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
613831	Tabled	N/A	☒ Balance	23,980
			☐ No Change	
			☐ Reset	☒ Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
5,226 sf	1400000	072W18BA03501	100	100 001 24620

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
613832	Tabled	Tabled	☒ Balance	22,920
			☐ No Change	
			☐ Reset	☒ Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
4,313 sf	1400000	072W18BA03502	101	101 001 24620

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

Comments:

Size change to 555548 prior to separation increases its size from 15,246 sf to 15,328 sf, which does not affect the starting RMV. 613831 and 613832 segregated out of 555548. One story residence and OSD stay with parent account (555548) Res other improvements (2 GS, trended RMV \$6,250) move to 613832. Tag for 27/28 second year re-set. Update Apex, move 2 GS to 613832 and delete from Apex for 555548.

82sf



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

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

done

Completed By: _____ Date: _____
 Appraiser: KK 5.27.26
 Appr. Review: SR 5.27.26 RW 5.29.26
 Appr. Clerk: lak 6.1.26
 MBH 6/1/26

*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 ID	Voucher ID	Voucher Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/-	Size	Size Type
832183	2026	555548	072W18AA03500		986185	1092808	1	4/3/2026 11:16	4/27/2026 16:16	PARTITION PLAT	SIZE CHANGE	SIZE CORRECTION	24620		82	S
832184	2026	555548	072W18AA03500		986185	1092811	2	4/3/2026 11:16	4/27/2026 16:16	PARTITION PLAT	PARTITION PLAT - FROM	PARTITION PLAT PER MARION COUNTY CASE NO. 25-008. 613831 & 613832 SEGREGATED OUT OF 555548	24620		-5226	S
832185	2026	555548	072W18AA03500		986185	1092811	2	4/3/2026 11:16	4/27/2026 16:16	PARTITION PLAT	PARTITION PLAT - FROM	PARTITION PLAT PER MARION COUNTY CASE NO. 25-008. 613831 & 613832 SEGREGATED OUT OF 555548	24620		-4313	S
832186	2026	613831	072W18AA	072W18AA	986185	1092814	3	4/3/2026 11:16	4/27/2026 16:16	PARTITION PLAT	PARTITION PLAT - TO	PARTITION PLAT PER MARION COUNTY CASE NO. 25-008. 613831 & 613832 SEGREGATED OUT OF 555548	24620		5226	S
832187	2026	613832	072W18AA	072W18AA	986185	1092818	4	4/3/2026 11:16	4/27/2026 16:16	PARTITION PLAT	PARTITION PLAT - TO	PARTITION PLAT PER MARION COUNTY CASE NO. 25-008. 613831 & 613832 SEGREGATED OUT OF 555548	24620		4313	S

Segregation 1- 3

	Parent Before	Parent After	Child 1	Child 2	
Account Number:	555548	555548	613831	613832	
Certified Land RMV*:	141,020	53260	48080	39680	
Certified OSD*:	12,500	12,500	0	0	12,500
Certified Imps:	133,010	126,760	0	6,250	133,010
RMV:	286530	192520	48080	45930	
MAV**:	142930	96030	23980	22920	142,930
MAV/RMV Ratio:	0.498830838				
Size:	15328	5789	5226	4313	15328

MAV Reset Year:	2027-2028			
MASANh:		1400000	1400000	1400000
RMV Class:		101	100	101
Prop Class:		101	100	101
Land Use Code:		1	1	1
Fran. Appraiser:		KK		

By: KK
Date: 5.27.26

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

613831 and 613832 segregated out of 555548. One story residence and OSD remain with parent account. Res other improvements (2 GS, trended RMV \$6,250) go with child 2 (613832). Size change to parent account prior to segregation has no effect on starting RMV.

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 AND when not all improvements are moving to the same account)				
Improvement:	Description	Parent Imp RMV	Child 1 Imp RMV	Child 2 Imp RMV
Trend (1=100%):	1			
Total RMV:		0	0	0

**MARION COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
555548	07	2W	18	A	A	03500	
1 894077	2025	CLERK		DEED	2025	3811 1	

NAME CHANGE

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	CLAGHORN, THOMAS	OWNER	OWNER	100
	D	CLAGHORN, TRISHA E	OWNER	OWNER	100
	A	H2021 LLC	OWNER	OWNER	

Size Totals	Code	Acres	Sqft	Alternate Size
	24620		15,246.00	

Effective Date	27-Apr-2026 04:16 PM	Transaction ID	986185	Entry Date	10-Apr-2026	Recorded Date	03-Apr-2026	Sale Date
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PARTITION PLAT

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	1092808	2026	CLERK	PAPL	2026	10835	1			SIZE CHANGE	

SIZE CORRECTION

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	24620	82.00 SqFt	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	24620		15,328.00			

Action	Subdivision	Direction	Part	Part Type
Delete:	MIDDLE GROVE TRACTS		2	17

MARION COUNTY ASSESSOR'S
NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest			
555548	07	2W	18	A	A	03500				
2	1092811	2026	CLERK	PAPL	2026	10835	1	PARTITION PLAT - FROM		
PARTITION PLAT PER MARION COUNTY CASE NO. 25-008. 613831 & 613832 SEGREGATED OUT OF 555548								072W18AA03501		
								072W18AA03502		
Size Changes	Code	+/- Size		Alternate Size		Code Area Deleted	Move to Acct	Move to Code		
	24620	-5,226.00 SqFt		0						
	24620	-4,313.00 SqFt		0						
Size Totals	Code	Acres		Sqft		Alternate Size				
	24620			5,789.00						
Action Subdivision							Direction	Part	Part Type	
Add: PP 2026-024							1			

Marion County
2025 Real Property Assessment Report
Account 555548

Map 072W18AA03500
Code - Tax ID 24620 - 555548

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PP 2026-024
Lot - 1

Mailing H2021 LLC
2110 MISSION ST SE STE 310
SALEM OR 97302

Deed Reference # 2025-3811
Sales Date/Price 02-10-2025 / \$250,000
Appraiser DAVID WENRICK

Property Class 101 **MA** **SA** **NH**
RMV Class 101 14 00 000

Site	Situs Address	City
	4689 IDAHO AVE NE	SALEM

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
24620	Land	153,520	74,910	74,910	Land 0
	Impr	133,010	63,860	63,860	Impr 0
Code Area Total		286,530	138,770	138,770	0
Grand Total		286,530	138,770	138,770	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24620	1	☒		RS	Residential	113	15,246 SF		141,020
					URBAN - FAIR	100			12,500
Code Area Total							15,246 SF		153,520

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24620	1	1951	131	One Story Only	105	1,544			126,760
	3	1951	138	Res other improvements	105	0			6,250
Code Area Total						1,544			133,010

Exemptions / Special Assessments / Notations				
Code Area 24620				
Special Assessments		Amount	Acres	Year Used
■ LAW ENFORCEMENT FEE		144.00	0.00	2025
■ ESSD STORM WATER FEE		54.60	0.00	2025
■ E SALEM ST LTG SUBDIST		36.26	0.00	2025

Comments 25-26: SV; L4 06.13.25 DW

Marion County
2026 Real Property Assessment Report
Account 555548
NOT OFFICIAL VALUES

Map 072W18AA03500
Code - Tax ID 24620 - 555548

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PP 2026-024
Lot - 1

Mailing H2021 LLC
2110 MISSION ST SE STE 310
SALEM OR 97302

Deed Reference # 2025-3811
Sales Date/Price 02-10-2025 / \$250,000
Appraiser KIRK KRASCHEL

Property Class 101 **MA** **SA** **NH**
RMV Class 101 14 00 000

Site	Situs Address	City
	4689 IDAHO AVE NE	SALEM

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
24620	Land	137,300	77,150	77,150	Land 0
	Impr	106,280	65,780	65,780	Impr 0
Code Area Total		243,580	142,930	142,930	0
Grand Total		243,580	142,930	142,930	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
24620	1	☒		RS	Residential	100	15,246 SF	124,800
					URBAN - FAIR	100		12,500
Code Area Total							15,246 SF	137,300

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
24620	1	1951	131	One Story Only	100	1,544		100,370
	3	1951	138	Res other improvements	100	0		5,910
Code Area Total						1,544		106,280

Exemptions / Special Assessments / Notations				
Code Area 24620				
Special Assessments		Amount	Acres	Year Used
■ LAW ENFORCEMENT FEE		144.00	0.00	2026
■ ESSD STORM WATER FEE		54.60	0.00	2026
■ E SALEM ST LTG SUBDIST		36.26	0.00	2026

Contig Accts 613831, 613832
Comments 25-26: SV; L4 06.13.25 DW

MARION COUNTY ASSESSOR
2026 REAL PROPERTY LAND SUMMARY REPORT

5/1/2026 9:51:37 AM

ACCOUNT # 555548

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24620	Residential 25-26: SV; OSDA to F, DW	001	RS		Sqft	15246.00	☒	Tabled	100	124,800
05-06: RECALC SETUP;JP 32; 05-26-04.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - FAIR	12,500			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24620	5789	0.00	555548	5789	0.00	555548	5789	0.00
	5789	0.00	613831	5226	0.00	613831	5226	0.00
			613832	4313	0.00	613832	4313	0.00
				15328	0.00		15328	0.00

Improvement Detail

MARION County

For Assessment Year 2025

Account ID	555548		
Map	072W18AA03500	Appraiser	DAVID WENRICK
Mailing	H2021 LLC 2110 MISSION ST SE STE 310 SALEM OR 97302	Appraisal Area	14-00-000
		Stat Class	131 - One Story Only
Situs	4689 IDAHO AVE NE SALEM OR 97305		Inspected 06/13/2025

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24620	1951	1932	100	59	214	Tabled	126,760	126,760	60,860	0	60,860	1,544

Rooms: 4 - BD, 1 - FB

Floor Segments								
Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1951	1932	59	3	100		1,544	179,005

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	AVERAGE CLASS HEATING/COOLING	1,544	3,996	1st	AVERAGE CLASS ROOF	1,544	682
1st	AVERAGE CLASS KITCHEN	1	821	1st	BATH - FULL	1	1,578
1st	FIREPLACE	1	2,576				

Accessories				
Description	Eff Yr	Size	Qty	RMV
ENCLOSED PORCH	1932	144	1	5,454

Totals											
Description	RMV	Size Breakdown									
First Floor	\$115,265	Finished								1,544	
Inventory	\$0										
Accessories	\$5,454										
Calculation	Tabled										
Trend	105.00 %										
Total RMV	\$126,760										

Comments 25-26: SV; Update Inv, EYB 1932, MP to GS & DGU to GS, I/O, DW

25-26: Move DGs to own Imp, lak 12.20.24

//2019-20 CYCLE; UPDATE ROOF COMP TO ARCMP, SET EP TO CALCULATE, INV, 02.

Imp: TENANT WASN'T SURE OF OWNERS WHOLE NAME, BUT WHAT WE HAVE DIDN'T SOUND RIGHT. TENANT BEEN HERE ABOUT A MONTH & WILL BE MOVING OUT SOON. CHOSE NOT TO INSPECT INTERIOR. FELT I PROBABLY WOULD HAVE BEEN REFUSED. LARGE DOBERMAN IN HOUSE WITH SMALL PUPPY.

Improvement Detail

MARION County

For Assessment Year 2025

Account ID	555548				
Map	072W18AA03500	Appraiser	DAVID WENRICK	Inspected	06/13/2025
Mailing	H2021 LLC 2110 MISSION ST SE STE 310 SALEM OR 97302	Appraisal Area	14-00-000		
		Stat Class	138 - Res other improvements		
Situs	4689 IDAHO AVE NE SALEM OR 97305				

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
3	24620	1951	1951	100	67		Tabled	6,250	6,250	3,000	0	3,000	0

Rooms:

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV

Accessories				
Description	Eff Yr	Size	Qty	RMV
GARDEN SHED	1951	260		2,526
GARDEN SHED	1988	288		3,424

Totals	
Description	RMV
Inventory	\$0
Accessories	\$5,950
Calculation	Tabled
Trend	105.00 %
Total RMV	\$6,250

Size Breakdown

Comments 25-26: SV; MP to GS & DGU to GS, I/O, DW

25-26: Move DGs to own Imp, lak 12.20.24

//2019-20 CYCLE; UPDATE ROOF COMP TO ARCMP, SET EP TO CALCULATE, INV, 02.



SEE MAP
072W07DC

MARION COUNTY, OREGON
NE1/4 NE1/4 SEC18 T7S R2W 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.

15

22

NUMBERS

Tax Code Number
000 000 0

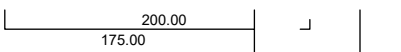
00 00 0

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

101	12301
201	12401
301	12701
401	12702
501	12801
601	12902
701	12903
801	
802	
803	
4600	
4700	
6300	
12001	
12100	
12200	
12300	

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: 4/27/2026

07 2W 18AA