

# Form OR-B-RPP

Page 1 of 2, 150-310-063

(Rev. 01-18-24)

Oregon Department of Revenue

## Oregon Property Value Appeals Board Real Property Petition

for Marion County

- Read all instructions carefully before completing this form. DEC 31 11:22
- Please print or type the requested information on both sides of this petition.
- Complete one petition form for each account you're appealing.
- Return your completed petition(s) to the address shown on the back.
- Use this form for manufactured structures, not the *Personal Property Petition*.
- Include a copy of your tax statement.

For official use only

Petition number and date received

24-041

### Petitioner (person in whose name petition is filed)

1 Check the box that applies:

☒ Owner.

☐ Person or business, other than owner, obligated to pay taxes (attach proof of obligation).

2 Name—individual, corporation, or other business

Aleksandr Voronko, Victoria Voronko

3 Email address (optional)

victoriasinterior@yahoo.com

4 Phone number

Daytime 503.9101755

Evening 503.910.1725

5 Mailing address (street or PO Box)

2520 Suffolk Ln NE

6 City

Salem

7 State

OR

8 ZIP code

97303

For  
business  
use only }

9 Name of person acting for corporation, LLC, or other business

10 Title (for example, president, vice president, tax manager, etc.)

If a representative is named on line 11, all correspondence regarding this petition will be mailed or delivered to the representative.

**Representative** } Complete this section when the petition is signed by an authorized representative of petitioner. Only certain people qualify to act as an authorized representative. See the instructions for a list of who qualifies.

11 Name of representative

12 Email address (optional)

13 Phone number

Daytime

Evening

14 Mailing address (street or PO Box)

15 City

16 State

17 ZIP code

18 Relationship to petitioner named on line 2

19 Oregon state bar number

20 Oregon appraiser license number

21 Oregon broker license number

22 Oregon CPA or PA permit or S.E.A. number

Any refund resulting from this appeal will be made payable to the petitioner named on line 2 unless separate written authorization is made to the county tax collector. However, if a representative is designated, any refund will be sent to this individual or business, not the petitioner.

### Attendance at hearing

23 Will you or your designated representative attend the hearing? ☒ Yes ☐ No

If you choose not to be present at the hearing, PVAB will make a decision based on the written evidence you submit.

### Property information

24 Assessor's account number (from your tax statement)

329035

25 Assessor's map and tax lot number (from your tax statement)

063W24B003200

26 Street address and city where property is located

8010 Suffolk Rd NE Salem

27 Property type

☒ Residential ☐ Commercial ☐ Farm

☐ Mfd structure ☐ Multi-family ☐ Forest ☐ Industrial

**Form OR-B-RPP**Page 2 of 2, 150-310-063  
(Rev. 01-18-24)

Oregon Department of Revenue

	Real market value (RMV) from tax statement or assessor's records	RMV requested (for property as existed on assessment date)
28 Land →	\$ 221,960	\$ 221,960
29 Buildings, machinery, etc. →	\$ 891,190	\$ 637,372
30 Manufactured structure →	\$	\$
31 Total RMV →	\$ 1,113,150	\$ 859,332
32 Total SAV of specially assessed portion (farmland, historic property, government- restricted low income multi-unit housing, or property that qualifies as "open space"). →	Most property isn't specially assessed. Please read the instructions to see if this section applies to your property. Specially assessed value (SAV) from assessor's records \$	
		SAV requested (SAV is limited to the qualifications and calculations allowed by law) \$
	Assessed value (AV) from tax statement or assessor's records	AV Requested (AV is limited to the calculation allowed by law)
33 Total AV →	\$ 719,130	\$ 555,168

**Evidence of property value** Include documentation (recently recorded deeds, listings, appraisals, construction bids, etc.)

34. Check any of the following that applied to the property at or near the assessment date and the reason for appealing. Include documentation.

☐ Property sale/purchase

Date	Purchase price	Short sale or foreclosure?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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☐ Property listing

Date	Asking price
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☐ Property appraisal

Date	Appraiser	Finding
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☐ Condition issues/damages—What condition issues or damages exist? How long have they existed? Enclose additional pages if necessary:☐ Changes to property—What changes have been made? When? Enclose additional pages if necessary:☒ Other (for example, market data)Specify and provide a short explanation or documentation:  
market data according to Realtor.com

35 Why do you think the value of your property is incorrect? (Answer the question in the space provided; enclose additional pages, if necessary.)

Provide enough information to support the value(s) you are requesting. Be specific.)

The average sales price in the area according to Realtor.com is \$228 per square foot times <sup>3,769</sup>~~3,853~~ sq. feet of the house,  
for a total value of \$859,332 minus the cost of the land \$221,960 in land value for a structure value total of \$637,372  
Would you please adjust the price accordingly to presented values.

**Declaration:** I declare under the penalties for false swearing [ORS 305.990(4)] that I have examined this document, and to the best of my knowledge, it is true, correct, and complete.

36 Signature and name of petitioner or petitioner's representative (attach authorization if necessary)

Sign name X Alex Voronko	Print or type name Alexandr Voronko, Victoria Voronko	37 Date 12-23-2024
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Please return this petition to:

For county contact information, visit:

[www.oregon.gov/dor/programs/property/pages/appeals-contacts.aspx](http://www.oregon.gov/dor/programs/property/pages/appeals-contacts.aspx)

When and where to file your petition

File your petition in the office of the county clerk. No other county office can accept petitions. Your petition must be postmarked or delivered by December 31 to the county clerk's office in the county where the property is located. If December 31 falls on a weekend or holiday, the filing deadline moves to the next business day. Mail or deliver your petition to the address shown in the box.

## Assessor's Office Use Only

Please use separate forms for each account in which a Review or PVAB is being processed.

Appraiser: GRH Property ID: 329035 Property Class: 401  
Date: 1/21/25 Review/Appeal #: 24-041 ☐ Commercial ☐ Residential  
☐ Personal Property ☐ Manuf Structure ☒ Rural

### Values:

#### Certified:

Land RMV: 221,960  
Imp RMV: 891,190  
MS RMV: \_\_\_\_\_  
Total RMV: 1,113,150  
Exception RMV: \_\_\_\_\_  
CPR: \_\_\_\_\_  
Exception MAV: \_\_\_\_\_  
Total MAV: 719,130  
Land SAV: \_\_\_\_\_  
Imp SAV: \_\_\_\_\_  
Land MSAV: \_\_\_\_\_  
Imp MSAV: \_\_\_\_\_  
Total AV: 719,130

#### Recommendation:

Land RMV: 221,960  
Imp RMV: 891,190  
MS RMV: \_\_\_\_\_  
Total RMV: 1,113,150  
Exception RMV: \_\_\_\_\_  
CPR: \_\_\_\_\_  
Exception MAV: \_\_\_\_\_  
Total MAV: 719,130  
Land SAV: \_\_\_\_\_  
Imp SAV: \_\_\_\_\_  
Land MSAV: \_\_\_\_\_  
Imp MSAV: \_\_\_\_\_  
Total AV: 719,130

#### Ruled:

Land RMV: \_\_\_\_\_  
Imp RMV: \_\_\_\_\_  
MS RMV: \_\_\_\_\_  
Total RMV: \_\_\_\_\_  
Exception RMV: \_\_\_\_\_  
CPR: \_\_\_\_\_  
Exception MAV: \_\_\_\_\_  
Total MAV: \_\_\_\_\_  
Land SAV: \_\_\_\_\_  
Imp SAV: \_\_\_\_\_  
Land MSAV: \_\_\_\_\_  
Imp MSAV: \_\_\_\_\_  
Total AV: \_\_\_\_\_

### Account Processing:

#### Supporting Information:

☒ Supporting Information Attached

Comparable sales show the value is a Fairmarket value.

☒ No Change ☐ One Year Adjustment ☐ Over % Adjustment (Show Calculation & %)  
☐ Inventory Correction: \_\_\_\_\_

3-11-25 135-150 Sustained

Recommendation Approved: \_\_\_\_\_ Lead: (U) Date: 1-21-25 Supervisor: BES Date: 1/21/25

Taxpayer Notified: ☐ Email ☐ Letter ☐ Phone Date: \_\_\_\_\_  
Taxpayer ☐ Agrees ☐ Disagrees with recommended values (Review Only)

☐ Tag Tag Reason: \_\_\_\_\_

☐ Adjudicated \_\_\_\_\_ Year Adjudication Expires

### Clerical Use Only

Account Notes: Initial: \_\_\_\_\_ Date: \_\_\_\_\_ Review Clerk: Initial: \_\_\_\_\_ Date: \_\_\_\_\_  
Clerical Input: Initial: \_\_\_\_\_ Date: \_\_\_\_\_ Supervisor: Initial: \_\_\_\_\_ Date: \_\_\_\_\_



Comparable 1

2540 Suffolk Ln NE



Comparable 2

7955 NE Clearlake Ct



Comparable 3

1830 Tumalo Dr SE Salem OR



Comparable 4

6283 Rambeau Ln SE



Comparable 5

Comparable 6



# Map of Comparable 1 and 2



1/21/2025

☐ TaxParcel\_Assessment

World Hillshade

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors,  
Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, TomTom,

Subject

8010 Suffolk Rd NE





## 329035 BoPTARReviewWorkbook

	Subject	Comparable 1	+/-	Comparable 2	+/-	Comparable 3	+/-
Address	8010 Suffolk Rd NE	2540 Suffolk Ln NE		7955 NE Clearlake Ct		1830 Tumalo Dr SE Salem OR	
City	Salem	Salem		Keizer		Salem	
Prop. ID	329035	329032		323279		557053	
Sale Date	N/A	November 03, 2023		May 10 , 2023		June 16, 2023	
Adj Sale Price	RMV \$1,113,150	\$1,202,707		\$984,766		\$1,001,319	
Sale Type/DOM	N/A	33/64		30/31		30/73	
Acres	1.50	2.08	+	1.51 AC		1.10 AC	-
Design	Custom	Custom		Custom		Custom	
Quality of Const.	High Quality	High quality		Above Average	-	Above Average	-
Actual Age	2002	2003	+	2002		1998	-
Condition	Good	Good		Good		Good	
Total Living Area	3,687	3,417	-	2,886	-	3,329	-
Above Grade SF		747 second floor					
BR/Ba	3bed/3.5 Baths	4bed/3 3 Baths	+	3bed/2.5 Baths	-	3bed/2.5baths	-
Basement Area				1363			
Finished Rooms							
Heating/Cooling	AC	AC		AC		AC	
Garage/Carport	1006 sq.ft 3 car Attached Garage	827 sq.ft 3 car Attached Garage	-	972 sq.ft 3 car Garage Attached 1260 sq.ft Garage Detached	+	964 Attached Garage 1428 Detached Garage	
Overall:		Equivalent ▼		Inferior ▼		Inferior ▼	

## Comments:

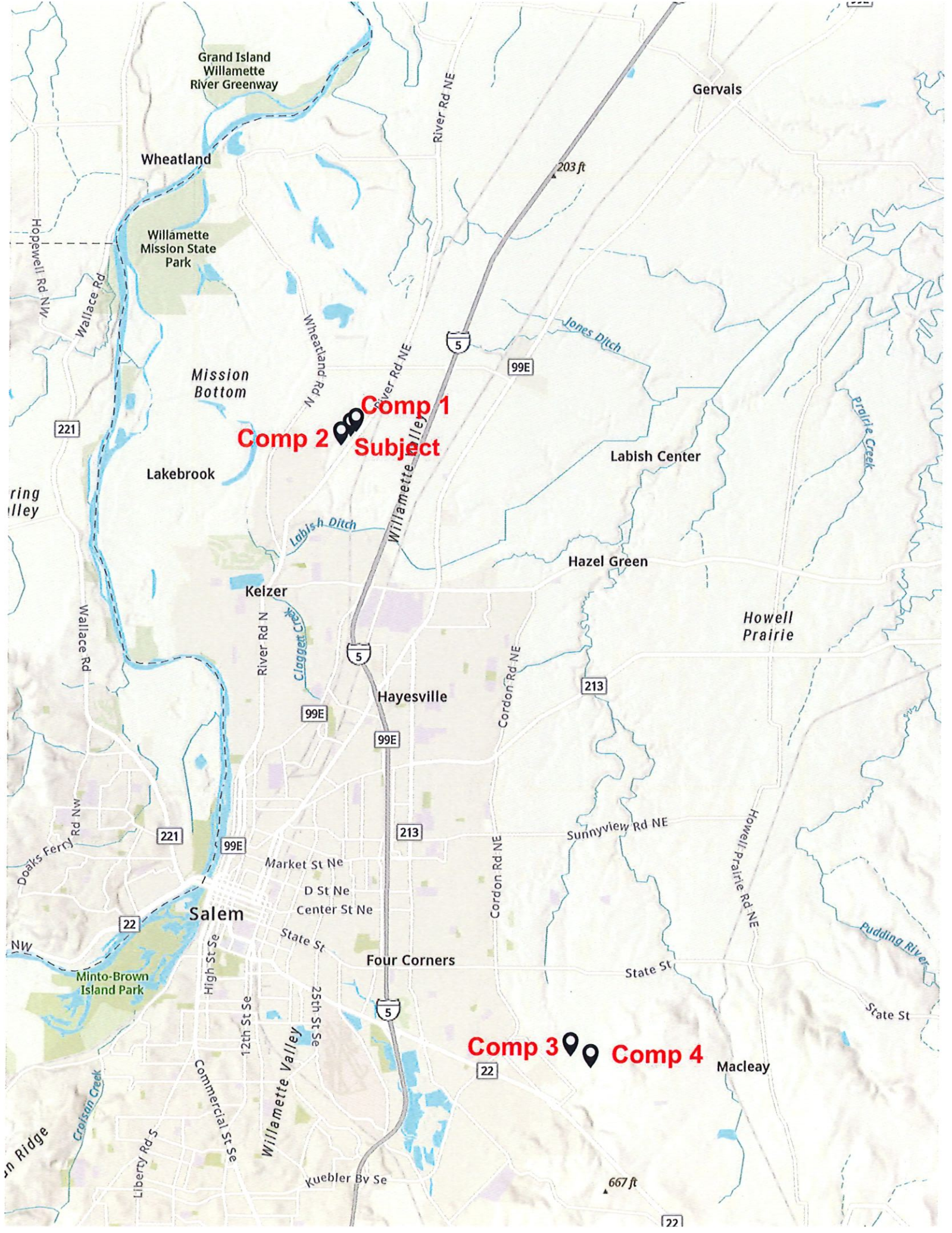
Comparable 1 is consider the best indicator of value as it is most similar to the subject property and located in the same neighborhood where homes are similar in design and costruction quality. Comparable 2 is given secondary weight due to similar in acreage size and around the same neighborhood. Comparable 3 was included for having similar living area size but not located in the same neighborhood. Comparable 4 acreage and actual age of home is superior but quality of construction is not equivalent to the subject and not in the same neighborhood . The comparable sales shows the support to sustain the subject's property's Real Market Value of \$1,113,150 for the 2024-2025 year

Recommendation:	Sustain		
Land:	\$ 221,960.00	Exception:	0
Improvements:	\$ 891,190.00	MAV:	\$719,130
Total:	\$ 1,113,150.00	Assessed:	\$719,130
		SAV:	
		MSAV:	



## 329035 BoPTAReviewWorkbook

	Subject	Comparable 4	+/-		+/-	Comparable 6	+/-
Address	8010 Suffolk Rd NE	6283 Rambeau Ln SE					
City	Salem	Salem					
Prop. ID	329035	336061					
Sale Date	N/A	December 11, 2023					
Sale Price	RMV \$1,113,150	\$998,286					
Sale Type/DOM	N/A	33/101					
Acres	1.50	2.28	+				
Design	Custom	Custom					
Quality of Const.	High Quality	Very Good	-				
Actual Age	2002	2005	+				
Condition	Good	Good					
Total Living Area	3,687	2,588	-				
Above Grade SF							
BR/Ba	3bed/3.5 Baths	3bed/2.5 baths	-				
Basement Area							
Finished Rooms							
Heating/Cooling	AC						
Garage/Carport	1006 sq.ft 3 car Attached Garage	771 Attached Garage	-				
Overall:		Inferior ▼		▼		▼	



Grand Island  
Willamette  
River Greenway

Gervais

Wheatland

Willamette  
Mission State  
Park

Mission  
Bottom

**Comp 1**  
**Comp 2**  
**Subject**

Lakebrook

Labish Center

Hazel Green

Howell  
Prairie

Kelzer

Hayesville

Salem

Four Corners

**Comp 3**  
**Comp 4**

Macleay



BEFORE THE MARION COUNTY PROPERTY VALUE APPEALS BOARD

Real Property Order

In the Matter of the Petition of )  
VORONKO, ALEKSANDR & VORONKO, VIC )  
2520 SUFFOLK LN NE )  
SALEM, OR 97303 )

Petition No. 41

Account No. 329035

The property value appeals board for the County of Marion, Oregon, having first convened on the 11th day of February, 20 25; and

The board, having considered the petition of the above-named petitioner, orders the values on the tax roll of the property described above to be sustained and/or reduced by the board as follows:

Real Market Value  
on the Current Tax Roll:

Land	<u>221,960</u> ✓
Improvements*	<u>891,190</u> ✓
Manufactured structures	
Total	<u>1,113,150</u> ✓

Real Market Value  
Found by Board:

Land	<u>221,960</u> ✓
Improvements*	<u>891,190</u> ✓
Manufactured structures	
Total	<u>1,113,150</u> ✓

Real Market Value of Exception  
on the Current Tax Roll:

Land	<u>0</u>
Improvements*	<u>0</u>
Manufactured structures	
Total	<u>0</u> ✓

Real Market Value of Exception  
Found by Board:

Land	
Improvements*	
Manufactured structures	
Total	

Maximum Assessed Value  
on the Current Tax Roll:

Total	<u>719,130</u> ✓
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Maximum Assessed Value  
Found by Board:

Total	<u>719,130</u> ✓
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Assessed Value  
on the Current Tax Roll:

Total	<u>719,130</u> ✓
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Assessed Value  
Found by Board:

Total	<u>719,130</u> ✓
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NOW, THEREFORE, the board hereby orders the officer in charge of the roll to sustain or reduce the tax roll of Marion County for the tax year 2024 - 2025 in compliance with this order. Done at Marion County, Oregon this 1st day of April, 20 25.

By Bob R  
Chairperson

Jennifer Sasaki  
Member  
Member

\*Buildings, structures, real property machinery, etc.

Appeal rights — see attached. 4/2/25 by CM.  
Mailed or delivered (date)