

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 Petitionfor Marion County

For official use only

Petition number and date received

24-042

- Read all instructions carefully before completing this form.
- 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.

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 503.910.1755

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 hearing23 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)

329033

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

063W24B003000

26 Street address and city where property is located

2520 Suffolk Ln NE

27 Property type



Residential



Commercial



Farm



Mfd structure



Multi-family



Forest



Industrial

Form OR-B-RPPPage 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 →	\$ 241,960 211,960	\$ 211,960
29 Buildings, machinery, etc. →	\$ 889,240	\$
30 Manufactured structure →	\$	\$
31 Total RMV →	\$ 1,101,200	\$ 835,164
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 →	\$ 706,950	\$ 537,282

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/purchaseDate Purchase price Short sale or foreclosure? ☐ Yes ☐ No☐ Property listing

Date Asking price

☐ Property appraisal

Date Appraiser Finding

☐ 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 is \$228 per square foot times 3,663 sq. feet of the house for a total of \$835,164 minus the cost of the land \$211,960 in land value equals \$623,204 in structure value

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

Please return this petition to:

For county contact information, visit:

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: 329033 Property Class: 401
Date: 1/21/25 Review/Appeal #: 24-042 ☐ Commercial ☐ Residential
☐ Personal Property ☐ Manuf Structure ☒ Rural

Values:

Certified:	Recommendation:	Ruled:
Land RMV: <u>211,960</u>	Land RMV: <u>211,960</u>	Land RMV: _____
Imp RMV: <u>889,240</u>	Imp RMV: <u>889,240</u>	Imp RMV: _____
MS RMV: _____	MS RMV: _____	MS RMV: _____
Total RMV: <u>1,101,200</u>	Total RMV: <u>1,101,200</u>	Total RMV: _____
Exception RMV: _____	Exception RMV: _____	Exception RMV: _____
CPR: _____	CPR: _____	CPR: _____
Exception MAV: _____	Exception MAV: _____	Exception MAV: _____
Total MAV: <u>706,950</u>	Total MAV: <u>706,950</u>	Total MAV: _____
Land SAV: _____	Land SAV: _____	Land SAV: _____
Imp SAV: _____	Imp SAV: _____	Imp SAV: _____
Land MSAV: _____	Land MSAV: _____	Land MSAV: _____
Imp MSAV: _____	Imp MSAV: _____	Imp MSAV: _____
Total AV: <u>706,950</u>	Total AV: <u>706,950</u>	Total AV: _____

Account Processing:

Supporting Information: ☒ Supporting Information Attached

Comparable Sales show the value is a Fair market value.

☒ No Change ☐ One Year Adjustment ☐ Over % Adjustment (Show Calculation & %)

☐ Inventory Correction: _____

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: _____

329033 BoPTARReviewWorkbook

	Subject	Comparable 1	+/-	Comparable 2	+/-	Comparable 3	+/-
Address	2520 Suffolk Ln NE	2540 Suffolk Ln NE		7955 NE Clearlake Ct		1830 Tumalo Dr SE Salem OR	
City	Salem	Salem		Keizer		Salem	
Prop. ID	329033	329032		323279		557053	
Sale Date	n/a	November 03, 2023		May 10 , 2023		June 16, 2023	
Adj Sale Price	RMV \$1,101,200	\$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	3,769	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	985 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 \$1,101,200 for the 2024-2025 year.

Recommendation:	Sustain		
Land:	\$211,960	Exception: 0	SAV:
Improvements:	\$889,240	MAV: \$ 706,950	MSAV:
Total:	\$1,101,200	Assessed: \$ 706,950	

329033 BoPTARReviewWorkbook

	Subject	Comparable 4	+/-	+/-	Comparable 6	+/-
Address	2520 Suffolk Ln NE	6283 Rambeau Ln SE				
City	Salem	Salem				
Prop. ID	329033	336061				
Sale Date	n/a	December 11, 2023				
Sale Price	RMV \$1,101,200	\$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	3,769	2,588	-			
Above Grade SF						
BR/Ba	3bed/3.5 Baths	3bed/2.5 baths	-			
Basement Area						
Finished Rooms						
Heating/Cooling	AC					
Garage/Carport	985 sq.ft 3 car Attached Garage	771 Attached Garage	-			
Overall:		Inferior - ▼		▼		▼



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



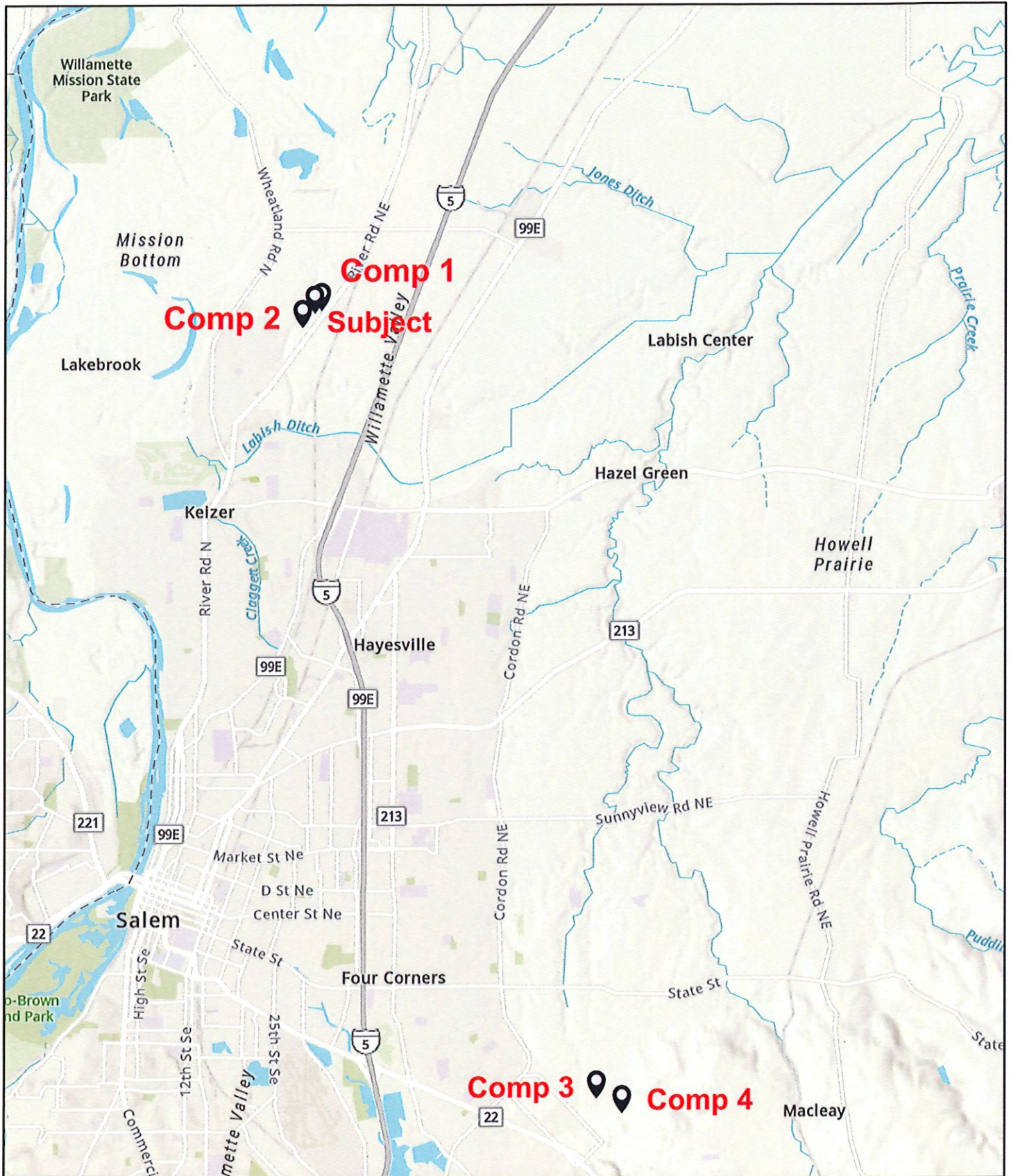
Comparable 5



Comparable 6

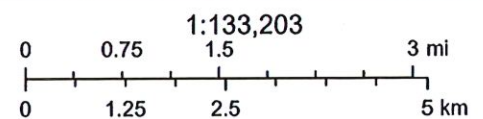


Map Showing Comparable 1 - 4

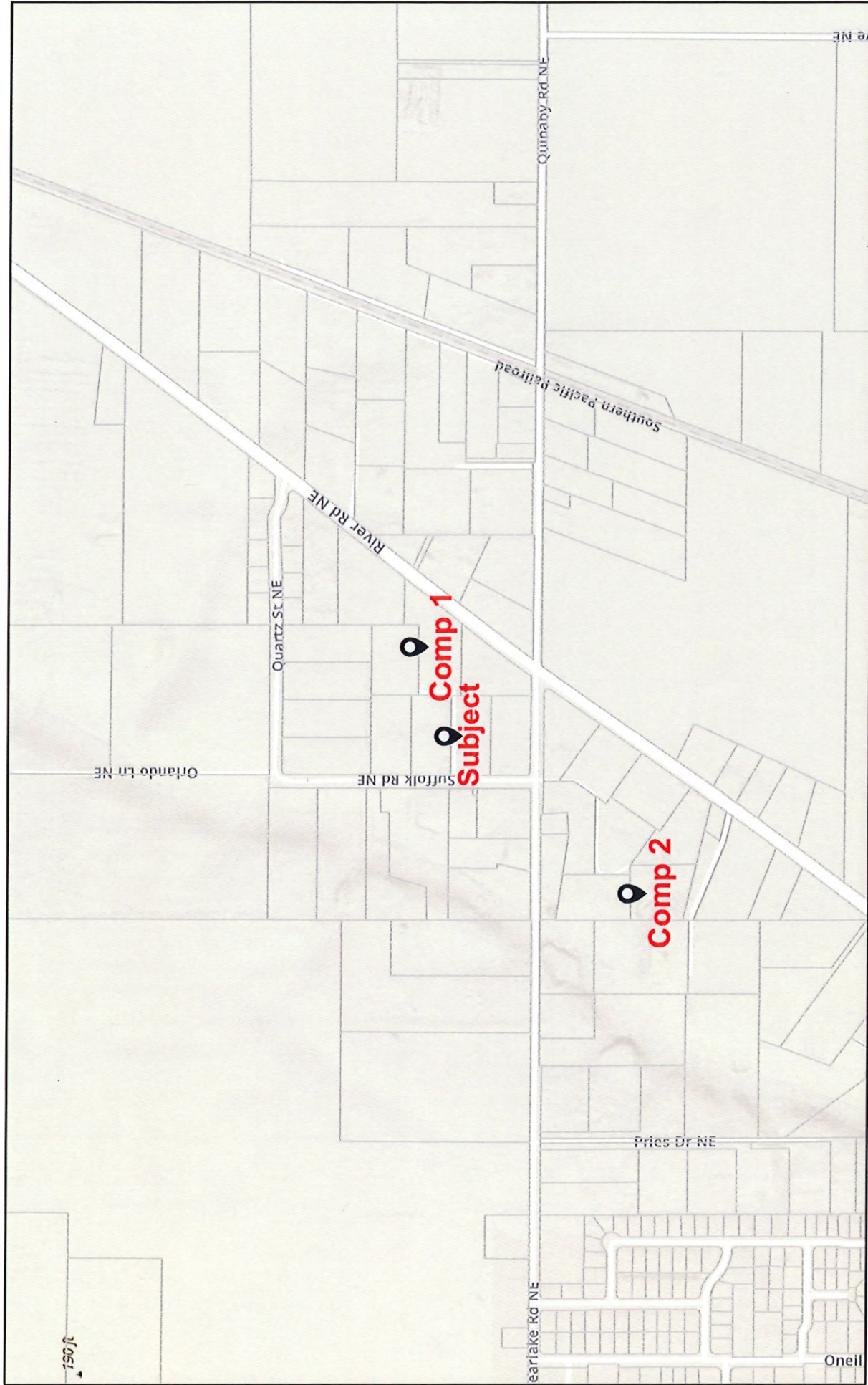


1/21/2025

World Hillshade



Map Showing Comparable 1 and 2

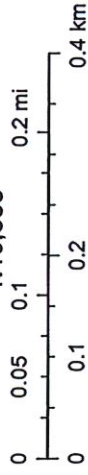


1/21/2025

TaxParcel_Assessment

World Hillshade

1:10,588



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

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. 42

Account No. 329033

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>211,960</u> ✓
Improvements*	<u>889,240</u> ✓
Manufactured structures	
Total	<u>1,101,200</u> ✓

Real Market Value
Found by Board:

Land	<u>211,960</u> ✓
Improvements*	<u>889,240</u> ✓
Manufactured structures	
Total	<u>1,101,200</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	<u> </u>
Improvements*	<u> </u>
Manufactured structures	<u> </u>
Total	<u> </u> ✓

Maximum Assessed Value
on the Current Tax Roll:

Total	<u>706,950</u> ✓
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Maximum Assessed Value
Found by Board:

Total	<u>706,950</u> ✓
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Assessed Value
on the Current Tax Roll:

Total	<u>706,950</u> ✓
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Assessed Value
Found by Board:

Total	<u>706,950</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, 2025.

By [Signature]
Chairperson

[Signature]
Member

Member

*Buildings, structures, real property machinery, etc.

Appeal rights — see attached. 4/2/25 by CM.