

Residential Work Order

RAM Transaction ID: 802106

Tax Year: 2026-27

Property ID#	<u>Land</u>		Improvements	<u>MAV</u>	<u>Amount</u>	
<u>524266</u>	<u>Entered or Tabled</u> <u>Tabled</u>		<u>Tabled</u>	<input checked="" type="checkbox"/> Balance	<u>129,780</u>	
				<input type="checkbox"/> No Change		
				<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*	
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area
<u>14,204</u>	<u>1400000</u>	<u>072W31AB05400</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24622</u>

Property ID#	<u>Land</u>		Improvements	<u>MAV</u>	<u>Amount</u>	
<u>524267</u>	<u>Entered or Tabled</u> <u>Tabled</u>		<u>Tabled</u>	<input checked="" type="checkbox"/> Balance	<u>170,960</u>	
				<input type="checkbox"/> No Change		
				<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*	
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area
<u>.58 AC</u>	<u>140000</u>	<u>072W31AB05500</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24622</u>

Property ID#	<u>Land</u>		Improvements	<u>MAV</u>	<u>Amount</u>	
	<u>Entered or Tabled</u>		<u>Improvements</u>	<input type="checkbox"/> Balance	<u>Amount</u>	
				<input type="checkbox"/> No Change		
				<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*	
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area

Property ID#	<u>Land</u>		Improvements	<u>MAV</u>	<u>Amount</u>	
	<u>Entered or Tabled</u>		<u>Improvements</u>	<input type="checkbox"/> Balance	<u>Amount</u>	
				<input type="checkbox"/> No Change		
				<input type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*	
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area

Comments:

Lot line adjustment: .18 acres adjusted from 524266 to 524267. No improvements are moving. MAV balance.

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

	Yes	No
Building Permit Move:	<input type="checkbox"/> /	<input checked="" type="checkbox"/> x
Photo Move:	<input type="checkbox"/> /	<input checked="" type="checkbox"/> x
Apex Change:	<input type="checkbox"/> /	<input checked="" type="checkbox"/> x
Appraiser Franchise:	DW	
Special Assessment:	no	
Exemption:	no	

Completed By	Date
Appraiser:	<u>SR 2/12/26</u>
Appr. Review:	<u>RW 2.25.26</u>
Appr. Clerk:	<u>lk 2.26.26</u>

MBH 2/27/26

*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	Voucher ID	Voucher S#	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size Type
831543	2026	524266	072W31A805400		820106	1072300	1	8/29/2025 9:50	2/9/2026 15:08	DEED 3 OF 3 - JMS	LOT LINE ADJUSTMENT - FROM	LOT LINE ADJUSTMENT FROM 524266 TO 524267. MARION COUNTY PROPERTY LINE ADJUSTMENT CASE NO. 25-014. RESULTANT PROPERTY DESCRIPTION IN INSTRUMENT NO. 2025-27139.	24622	-0.18	A
831544	2026	524266	072W31A805400		820106	1072300	1	8/29/2025 9:50	2/9/2026 15:08	DEED 3 OF 3 - JMS	LOT LINE ADJUSTMENT - FROM	LOT LINE ADJUSTMENT FROM 524266 TO 524267. MARION COUNTY PROPERTY LINE ADJUSTMENT CASE NO. 25-014. RESULTANT PROPERTY DESCRIPTION IN INSTRUMENT NO. 2025-27139.	24622	-0.33	A
831545	2026	524266	072W31A805400		820106	1072300	1	8/29/2025 9:50	2/9/2026 15:08	DEED 3 OF 3 - JMS	LOT LINE ADJUSTMENT - FROM	LOT LINE ADJUSTMENT FROM 524266 TO 524267. MARION COUNTY PROPERTY LINE ADJUSTMENT CASE NO. 25-014. RESULTANT PROPERTY DESCRIPTION IN INSTRUMENT NO. 2025-27139.	24622	14204	S
831546	2026	524267	072W31A805500	072W31A805400	820106	1072303	2	8/29/2025 9:50	2/9/2026 15:08	DEED 3 OF 3 - JMS	LOT LINE ADJUSTMENT - TO	LOT LINE ADJUSTMENT FROM 524266 TO 524267. MARION COUNTY PROPERTY LINE ADJUSTMENT CASE NO. 25-014. RESULTANT PROPERTY DESCRIPTION IN THIS INSTRUMENT.	24622	8180	S
831547	2026	524267	072W31A805500	072W31A805400	820106	1072303	2	8/29/2025 9:50	2/9/2026 15:08	DEED 3 OF 3 - JMS	LOT LINE ADJUSTMENT - TO	LOT LINE ADJUSTMENT FROM 524266 TO 524267. MARION COUNTY PROPERTY LINE ADJUSTMENT CASE NO. 25-014. RESULTANT PROPERTY DESCRIPTION IN THIS INSTRUMENT.	24622	-25168	S
831548	2026	524267	072W31A805500	072W31A805400	820106	1072303	2	8/29/2025 9:50	2/9/2026 15:08	DEED 3 OF 3 - JMS	LOT LINE ADJUSTMENT - TO	LOT LINE ADJUSTMENT FROM 524266 TO 524267. MARION COUNTY PROPERTY LINE ADJUSTMENT CASE NO. 25-014. RESULTANT PROPERTY DESCRIPTION IN THIS INSTRUMENT.	24622	0.58	A

Lot Line Adjustment

This worksheet used to determine the amount of MAV moving from one account to another. The change in land value is calculated outside of this worksheet and entered as the "Updated Land RMV". OSD or improvement changes are also reflected in the "Updated" fields. The updated MAV values are based upon the Current Year MAV plus the change in total RMV to the account transferring land and/or improvements.

Tax Year:	2026-27	RAM Transaction ID#:	802106
	1 of 2		2 of 2
Account Number*:	524266		524267
Current Year MAV:	146,680		154,060
Certified Yr Land RMV**:	171,530		
Certified Yr OSD RMV**:	15,000		
Certified Yr Imp RMV:	111,180		
Certified Total RMV:	297,710		
MAV/RMV Ratio:	0.4927		
Updated Land RMV***:	137,230		
Updated OSD RMV:	15,000		
Updated Imp RMV:	111,180		
Updated Total RMV:	263,410		
Updated MAV:	129,780		170,960
MAV Moved:	(16,900)		

*The account transferring land should be entered as 1 of 2

**Specially Assessed land and OSD does not have MAV associated with them. Only market land/OSD's should be used for MAV calculation.

***Updated Land RMV calculations are performed outside this worksheet. Use certified year values.

Improvement Worksheet (To be used when determining value of improvements moving accounts AND when not all improvements are moving to the same account)			
	Description	1 of 2 RMV	2 of 2 RMV
Improvement:			
Trend (1=100%):	1		
Total RMV:		0	0

Certified land value before size change

Account Year Map
 524266 2025 072W31AB05400
 Owner PETT, CHRIS Situs 420 ELMA AVE SE SALEM OR 97317

Land Fragments

Site 1

RMV Class 101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB Land Class

Code Area 24622 Use Parent RMV Class Value Source Residential

Physical Size 0.51 Acres RMV Land Use 001 Residential

Valuation Size 0.51 Acres Plan Zone RS Single Residential

Exempt % % Calculate Separate

Comments
 01-02: R01-542 SEPM FROM R24266 TO R328547 05-06: RECALC SETUP; APPR 4, 06/25/04.

Edit Land Fragment Size

Code Area
 Acres 0.51 SqFt 0

Physical
 Acres 0.51 SqFt 22,216

Valuation
 Acres 0.51 SqFt 22,216
 Linear 22,216

Close

On-Site Developments

DESCRIPTION	RMV	SAV	MSAV	ATTACHED
URBA - URBAN - AVERAGE	\$15,000	\$	\$	<input checked="" type="checkbox"/>

Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED
------	-----	-------------	-----	----------

RMV	
Entered	\$
Tabled	\$151,800
Over %	100%
Land Adj.	\$
Base	\$151,800
Trend %	113%
Final	\$171,530

MAV	
Exclude MAV From Allocation	<input type="checkbox"/>
Entered	\$
Allocated	\$89,280
Exception	\$
Final MAV	\$89,280
Entered AV	\$67,510
Tabled AV	\$89,280
Final AV	\$89,280

"Certified" land value after size change

Account Year Map
 524266 2025 072W31AB05400
 Owner PETT, CHRIS Situs 420 ELMA AVE SE SALEM OR 97317

Account Land Impr. Value Misc. Maint. 1 of 1

Land Fragments

Site 1 + 1 of 1

RMV Class 101 - RESIDENTIAL IMPROVED, 1 ACRE AND UNDER, INSIDE UGB **Land Class**
Code Area 24622 Use Parent RMV Class **Value Source** Residential
Physical Size 0.33 Acres **RMV Land Use** 001 Residential
Valuation Size 0.33 Acres **Plan Zone** RS Single Residential
Exempt % %
 Calculate Separate

Comments
 01-02: R01-542 SEPM FROM R24266 TO R328547 05-06: RECALC SETUP; APPR 4, 06/25/04.

Edit Land Fragment Size

Code Area
 Acres 0.51 SqFt 0

Physical
 Acres 0.33 SqFt 14,204

Valuation
 Acres 0.33 SqFt 14,204
 Linear 14,204

Close

On-Site Developments

DESCRIPTION	RMV	SAV	MSAV	ATTACHED
URBA - URBAN - AVERAGE	\$15,000	\$	\$	<input checked="" type="checkbox"/>

Land Adjustments

CODE	LUC	DESCRIPTION	RMV	ATTACHED
------	-----	-------------	-----	----------

RMV	
Entered	\$
Tabled	\$121,440 <input checked="" type="checkbox"/>
Over %	100% <input type="checkbox"/>
Land Adj.	\$
Base	\$121,440 <input type="checkbox"/>
Trend %	113% <input checked="" type="checkbox"/>
Final	\$137,230 <input type="checkbox"/>
MAV [?]	
Exclude MAV From Allocation	<input type="checkbox"/>
Entered	\$
Allocated	\$89,280 <input checked="" type="checkbox"/>
Exception	\$ <input checked="" type="checkbox"/>
Final MAV	\$89,280
Entered AV	\$67,510 <input type="checkbox"/>
Tabled AV	\$89,280 <input checked="" type="checkbox"/>
Final AV	\$89,280 <input type="checkbox"/>

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

2/12/2026 2:02:14 PM

ACCOUNT # 524266

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24622	Residential	001	RS		Acres	0.51	<input checked="" type="checkbox"/>	Tabled	100	151,800
01-02: R01-542 SEPM FROM R24266 TO R328547 05-06: RECALC SETUP; APPR 4, 06/25/04.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE	15,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24622	14204	0.00	524266	14204	0.00	524266	14204	0.00
	14204	0.00		14204	0.00		14204	0.00

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

2/12/2026 2:27:32 PM

ACCOUNT # 524267

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24622	Residential	001	RS		Sqft	16988.00	<input checked="" type="checkbox"/>	Tabled	100	131,520
2002-03 RGIS #2001-0777 LOT LINE ADJ BETWEEN R24267 TL 5500 & R328547 TL 5401; NO VALUE CHANGE. 05-06: RECALC SETUP; APPR 4, 06/25/04.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - AVERAGE	15,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24622	0	0.58	524267	0	0.58	524267	0	0.58
	0	0.58		0	0.58		0	0.58

Marion County
2026 Real Property Assessment Report
 Account 524266
 NOT OFFICIAL VALUES

Map 072W31AB05400
Code - Tax ID 24622 - 524266

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PP 2001-055
 Lot - FR 1

Mailing PETT, CHRIS
 420 ELMA AVE SE
 SALEM OR 97317

Deed Reference # 2025-38145
Sales Date/Price 12-03-2025 / \$316,000
Appraiser DAVID WENRICK

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

Site	Situs Address	City
	420 ELMA AVE SE	SALEM

Value Summary						
Code Area		RMV	MAV	AV		RMV Exception
24622	Land	166,800	104,350	104,350	Land	0
	Impr	91,140	42,330	42,330	Impr	0
Code Area Total		257,940	146,680	146,680		0
Grand Total		257,940	146,680	146,680		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24622	1	<input checked="" type="checkbox"/>		RS	Residential	100	0.51 AC		151,800
					URBAN - AVERAGE	100			15,000
Code Area Total							0.51 AC		166,800

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24622	1	1945	131	One Story Only	100	672			84,010
	2	1990	351	General Purpose Building (GB)	100	936			7,130
Code Area Total						1,608			91,140

Exemptions / Special Assessments / Notations				
Code Area 24622				
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	

Marion County
2025 Real Property Assessment Report
 Account 524266

Map 072W31AB05400
Code - Tax ID 24622 - 524266

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PP 2001-055
 Lot - FR 1

Mailing ARNOLD, EDWARD J
 ARNOLD, LINDA L
 462 ELMA AVE SE
 SALEM OR 97317

Deed Reference # 2025-38145
Sales Date/Price 12-03-2025 / \$316,000
Appraiser DAVID WENRICK

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

Site	Situs Address	City
	420 ELMA AVE SE	SALEM

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24622	Land	186,530	101,310	101,310	Land	0
	Impr	111,180	41,100	41,100	Impr	0
Code Area Total		297,710	142,410	142,410		0
Grand Total		297,710	142,410	142,410		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24622	1	<input checked="" type="checkbox"/>		RS	Residential	113	0.51 AC		171,530
					URBAN - AVERAGE	100			15,000
Code Area Total							0.51 AC		186,530

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24622	1	1945	131	One Story Only	105	672			104,290
	2	1990	351	General Purpose Building (GB)	100	936			6,890
Code Area Total						1,608			111,180

Exemptions / Special Assessments / Notations							
Code Area	Special Assessments				Amount	Acres	Year Used
24622	DELINQUENT EAST SALEM SEWER				353.66	0.00	2025
	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

Marion County
2026 Real Property Assessment Report
 Account 524267
 NOT OFFICIAL VALUES

Map 072W31AB05500
Code - Tax ID 24622 - 524267

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PP 2001-055
 Lot - FR 1 & ADJ AC

Mailing ARNOLD, EDWARD J & ARNOLD, LINDA L
 462 ELMA AV SE
 SALEM OR 97317

Deed Reference # 1980-413 (SOURCE ID: 10640338)

Sales Date/Price 05-15-1980 / \$10,000

Appraiser DAVID WENRICK

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

Site	Situs Address	City
	462 ELMA AVE SE	SALEM

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24622	Land	146,520	98,830	98,830	Land	0
	Impr	121,250	55,230	55,230	Impr	0
Code Area Total		267,770	154,060	154,060		0
Grand Total		267,770	154,060	154,060		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24622	1	<input checked="" type="checkbox"/>		RS	Residential	100	16,988 SF		131,520
					URBAN - AVERAGE	100			15,000
Code Area Total							16,988 SF		146,520

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24622	1	1923	132	Multi Story above grade	100	1,077			106,860
	2	1996	351	General Purpose Building (GB)	100	1,440			14,390
Code Area Total						2,517			121,250

Exemptions / Special Assessments / Notations							
Code Area	Special Assessments				Amount	Acres	Year Used
24622	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

Marion County
2025 Real Property Assessment Report
 Account 524267

Map 072W31AB05500
Code - Tax ID 24622 - 524267

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PP 2001-055
 Lot - FR 1 & ADJ AC

Mailing ARNOLD, EDWARD J & ARNOLD, LINDA L
 462 ELMA AV SE
 SALEM OR 97317

Deed Reference # 1980-413 (SOURCE ID: 10640338)
Sales Date/Price 05-15-1980 / \$10,000
Appraiser DAVID WENRICK

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

Site	Situs Address	City
	462 ELMA AVE SE	SALEM

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24622	Land	163,620	95,960	95,960	Land	0
	Impr	147,980	53,620	53,620	Impr	0
Code Area Total		311,600	149,580	149,580		0
Grand Total		311,600	149,580	149,580		0

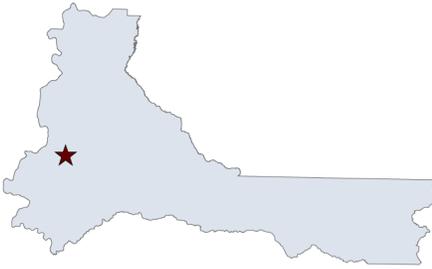
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24622	1	<input checked="" type="checkbox"/>		RS	Residential	113	16,988 SF		148,620
					URBAN - AVERAGE	100			15,000
Code Area Total							16,988 SF		163,620

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24622	1	1923	132	Multi Story above grade	105	1,077			134,320
	2	1996	351	General Purpose Building (GB)	100	1,440			13,660
Code Area Total							2,517		147,980

Exemptions / Special Assessments / Notations				
Code Area				
24622				
Special Assessments				
■	LAW ENFORCEMENT FEE	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

07 2W 31AB

07 2W 31AB



MARION COUNTY, OREGON
NW1/4 NE1/4 SEC31 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.
 - ⊕ Section Corner

NUMBERS
Tax Code Number
00 00 0

Acreege
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

2600
2900
2901
2902
5401
5705

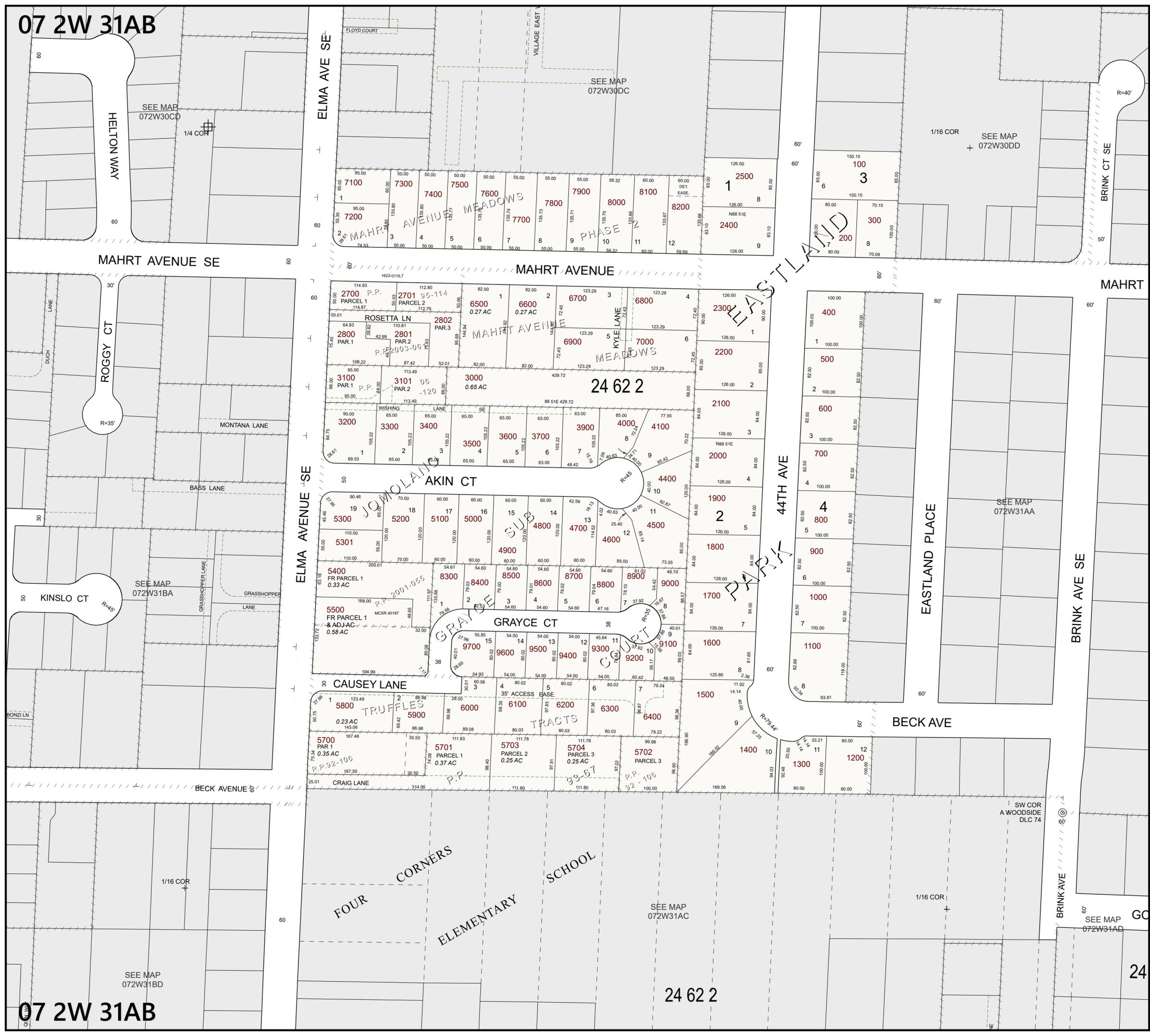
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 2/9/2026

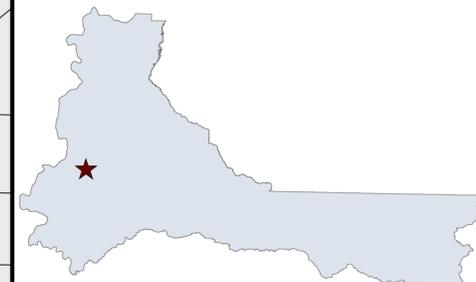
07 2W 31AB



07 2W 31AB

24 62 2

24



MARION COUNTY, OREGON
NW1/4 NE1/4 SEC31 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.
- ⊕ Section Corner
- 16 15
- 21 22

NUMBERS

Tax Code Number
00 00 0

Acreege 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

2600		
2900		
2901		
2902		
5401		
5705		

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 3/10/2021

