

New Account Input Form

Tax Year: 2026-27

RAM Transaction ID#: 972218

Date: 3/11/2026

Parent Account(s) ID: 513476

Recorded: 12/1/2025

Subdivision Name: VASSA ESTATES

Map Group: 051W18C, 18CD

MASANh: 1200000

Prop Class: 100

RMV Class: 100

Input Date:

Franchise Appraiser: AG

Land Type: RES

LUC: 1

- Trend
 No Trend
 Allow Recalc
 See Attachment

Land Adjustment(s): SEE WORKSHEET

- MAV Reset
 MAV Balance
 2nd Year Reset

Year of Reset: 2026-2027

Comments - Special Instructions: (Including permit, sketch, or imp moves, S.A.'s, Exemption, etc.)

CREATING NEW SUB OUT OF ACCT 513476. THE REMAINING 0.02AC WILL BE DEDICATED TO BROWN ST. AC SET TO ZERO IN PREPARATION OF CANCELLATION OF ACCT 513476

PERMIT # 26-000025 MOVE FROM 513476 TO 613564

PERMIT # 25-000977 MOVE FROM 513476 TO 613565

UPDATE LASERFICHE, APEX, NEW ACCT FORM, PLANS FILE NAME

new accounts 613561-613565

Completed By		Date
Appraiser:	AG	3/11/2026
Appr. Review:	SR RW	3/11/26 3.16.26
Clerical Input:	LK	3.17.26
Clerical Review:	MBH	3/19/26
Finalized:	ag	3.19.26

* Included a spreadsheet which includes account ID's, lot sizes, account specific adjustments and RMV/MAV values as needed.

Appr	Date	Year For:	Code Area	P.class	RMV class	MASANH	SizeSqFt	Acres	Land Adj.	LUC	Comments	Exception Type	MTL	Account ID
AG	3/2/2026	2026-2027									Parent Account to be deleted		051W18CD00900	513476
AG	3/2/2026	2026-2027	03039	100	100	1200000	8126			001	LOT 1	Re-set	051W18CD04400	613561
AG	3/2/2026	2026-2027	03039	100	100	1200000	7114			001	LOT 2	Re-set	051W18CD04500	613562
AG	3/2/2026	2026-2027	03039	100	100	1200000	7000			001	LOT 3	Re-set	051W18CD04600	613563
AG	3/2/2026	2026-2027	03039	100	100	1200000	11417		EASMT 5%	001	PERMIT # 26-000025	Re-set	051W18CD04700	613564
AG	3/2/2026	2026-2027	03039	100	100	1200000	6768			001	PERMIT # 25-000977	Re-set	051W18CD04800	613565

Size ID	Tax Year	Account I MTL	TF_MTL	Transactor	Voucher ID	Vouche	Recorded Date	Entry Date	Tran: Voucher Notes	Code	+/- Size	Size Type	Alternate S
831637	2026	613561 051W18CD04400	051W18C0	972218	1082221	2	12/1/2025 13:13	2/27/2026 14:47	SUBI CREATE FOR NEW SUBDIVISION VASSA ESTATES (PA	3039	8126 S		0
831638	2026	613562 051W18CD04500	051W18C0	972218	1082222	3	12/1/2025 13:13	2/27/2026 14:47	SUBI CREATE FOR NEW SUBDIVISION VASSA ESTATES (PA	3039	7114 S		0
831639	2026	613563 051W18CD04600	051W18C0	972218	1082223	4	12/1/2025 13:13	2/27/2026 14:47	SUBI CREATE FOR NEW SUBDIVISION VASSA ESTATES (PA	3039	7000 S		0
831640	2026	613564 051W18CD04700	051W18C0	972218	1082224	5	12/1/2025 13:13	2/27/2026 14:47	SUBI CREATE FOR NEW SUBDIVISION VASSA ESTATES (PA	3039	11417 S		0
831641	2026	613565 051W18CD04800	051W18C0	972218	1082225	6	12/1/2025 13:13	2/27/2026 14:47	SUBI CREATE FOR NEW SUBDIVISION VASSA ESTATES (PA	3039	6768 S		0
831642	2026	513476 051W18C000900		972218	1082226	1	12/1/2025 13:13	2/27/2026 14:47	SUBI PARENT ACCOUNT OF NEW SUBDIVISION VASSA ES	3039	-0.93 A		0
831643	2026	513476 051W18C000900		972218	1082257	7	12/1/2025 13:13	2/27/2026 14:47	SUBI REMAINING ACREAGE DEDICATED TO BROWN ST. A	3039	-0.02 A		0

Marion County
2026 Real Property Assessment Report
 Account 513476
 NOT OFFICIAL VALUES

Map 051W18C000900
Code - Tax ID 03039 - 513476

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing BODUNOV, DENNIS
 BODUNOV, VASSA
 17636 S ABIQUA RD NE
 SILVERTON OR 97381

Deed Reference # 2023-3910 (SOURCE ID:
 47050158)
Sales Date/Price 03-24-2023 / \$154,798
Appraiser ALICIA GECK

Property Class 109 **MA** **SA** **NH**
RMV Class 109 12 00 000

Site	Situs Address	City
	1251 BROWN ST	WOODBURN

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
03039	Land	229,080	69,450	69,450	Land	0
	Impr	0	0	0	Impr	0
Code Area Total		229,080	69,450	69,450		0
Grand Total		229,080	69,450	69,450		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
03039	1	<input checked="" type="checkbox"/>		RS	Residential	100	0.95 AC		229,080
Code Area Total							0.95 AC		229,080

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations									
Code Area 03039									
Tax Notations									
<ul style="list-style-type: none"> ■ TAX NOTATION RETURNED MAIL ■ TAX NOTATION RETURNED MAIL 									

Comments 24-25: L4 02.22.24 AG
 24-25: Cycle; L3 11.09.23 GM

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

3/11/2026 11:43:09 AM

ACCOUNT # 513476

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
03039	Residential	006	RS		Acres	0.95	<input checked="" type="checkbox"/>	Tabled	100	229,080
24-25: Cycle; GONE=All Imp & OSD=MAV Lowered per picto; Update Inv, GM 22-23: RAM # 299077 Annexation Update plan zone from UT-20 to RS, SR 2012-13 UNTIL ZONING CHANGES OR PARCEL ANNEXED INTO CITY, NOT DEVELOPABLE. CHANGE 006 TO 005 #42// 07-08: RECALC SETUP; APPR NO. 28/SS 10/04/06.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
03039	0	0.00	513476	0	0.00	513476	0	0.00
	<u>0</u>	<u>0.00</u>		<u>0</u>	<u>0.00</u>		<u>0</u>	<u>0.00</u>

05 1W 18C

05 1W 18C
WOODBURN



MARION COUNTY, OREGON
SW1/4 SEC18 T5S 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 Section Corner
 - ⊕ 21, 22

NUMBERS

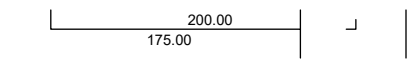
Tax Code Number
00 00 0

Acreege
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

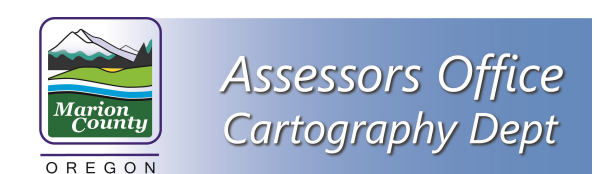
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

100	
200	
201	
300	
400	
500	
1000	
1300	
1301	
1400	
1401	
1402	
1403	
1404	
1500	

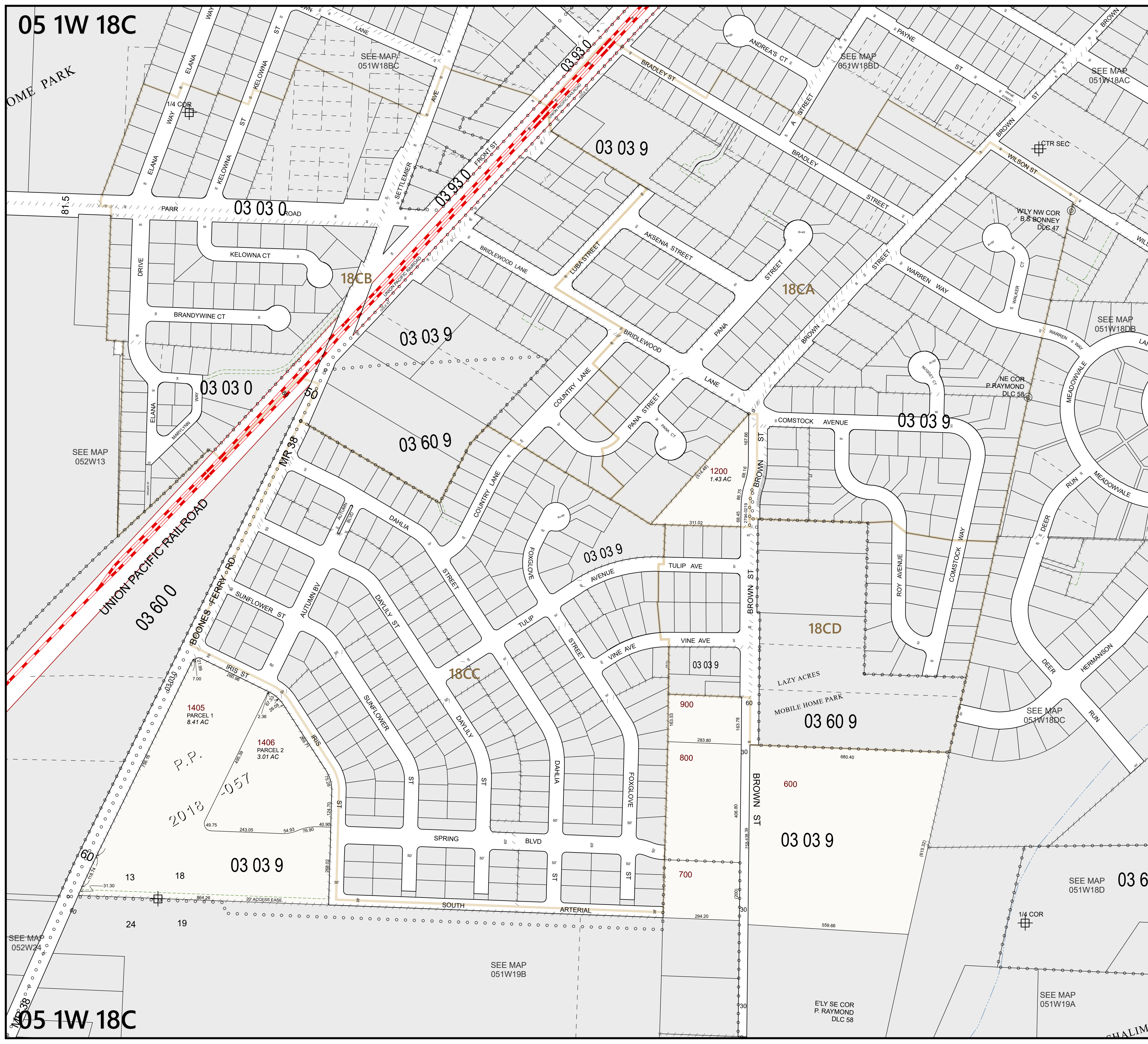
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 5/29/2025

WOODBURN
05 1W 18C



05 1W 18C

05 1W 18CD WOODBURN



MARION COUNTY, OREGON
SE1/4 SW1/4 SEC18 T5S R1W W.M.
SCALE 1" = 100'

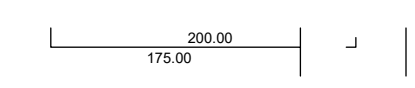
LEGEND

- 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.
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22

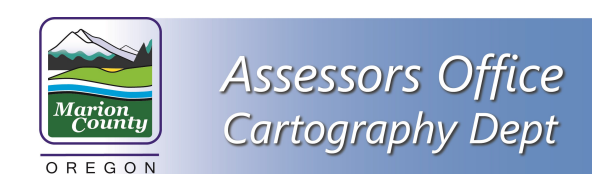
NUMBERS
Tax Code Number
00 00 0
Acreage **0.25 AC** All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

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



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

PLOT DATE: 2/27/2026

WOODBURN 05 1W 18CD



05 1W 18CD

05 1W 18CD

SEE MAP 051W18CA

SEE MAP 051W18C

SEE MAP 051W18CA

SEE MAP 051W18DB

SEE MAP 051W18DC

SEE MAP 051W18C

SEE MAP 051W18D

SEE MAP 051W19B

SEE MAP 051W19A

1/16 COR

1/16 COR

1/16 COR

1/4 COR

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

05 1W 18CD

03 03 9

TULIP AVE

VINE AVE

LAZY ACRES

MOBILE HOME PARK

03 60 9

03 03 9

03 60 9

ARTERIAL

ST

DAHLIA

STREET

AVENUE

05 1W 18CD

449-69

PARENT ACCT: 513476
05-1W-18C-00900
TAXCODE: 03 03 9
CITY: WOODBURN
RMV CLASS: 109

VASSA ESTATES

LOCATED IN THE S.W. 1/4 OF SECTION 18, T. 5 S., R. 1 W., W.M.
CITY OF WOODBURN, MARION COUNTY, OREGON
JANUARY 3, 2025
FILE NO. ANX 2020-02, SUB 2020-02, VAR 21-04 & ZC 21-01

NARRATIVE:

The purpose of this survey is to monument and subdivide that property described in that instrument recorded in Reel 4705, Page 158, Marion County Deed Records, into lots and create the easements and dedicate the street as shown hereon, per City of Woodburn Planner's File No. SUB 2020-02, VAR 21-04 and ZC 21-01. The Basis of Bearings used was between monuments C and I, the line being held as South 89°37'28" East per the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83 (2011), Epoch 2010.00. This line was held for the north line of the subject property. I then extended this line record distance Easterly per the plat of VALENTINA ESTATES to locate the original northeast corner by deed. To determine the east line of the subject property (also being the west right of way of Brown Street) I held the above described calculated northeast corner and monument F. This line agrees with our determination of Brown Street as shown in the plat of VALENTINA ESTATES. To determine the south line of the subject property, I held monuments A and B per MCSR 18980A. To determine the west line, I held monuments B and C per MCSR 18980A.

LEGEND:

ALL MONUMENTS FOUND OR SET, ARE WITHIN 0.20' OF GROUND SURFACE UNLESS NOTED OTHERWISE.

○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WILSON PLS 2887".

⊗ SET 1" BERTNSEN COPPER CAP STAMPED "WILSON PLS 2887".

FOUND MONUMENTS LIST:

- (A) - 1/2" iron rod, bent, shown in [2]. Bears S89°33'37"E 0.28' from calculated corner. Destroyed by construction.
- (B) - 3/4" iron rod, no cap, shown in [2].
- (C) - 5/8" iron rod, set in [2].
- (D) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1].
- (E) - 5/8" iron rod with red plastic cap stamped "CENTERLINE CONCEPTS", set in [5].
- (F) - 1" axle, up 2.4', leaning southwesterly inside
- (G) - 5/8" iron rod, bent, set in [2]. Bears N88°45'03"E 0.38' from calculated corner.
- (H) - 3/4" iron pipe, up 0.4', set in [6]. Bears N88°45'03"E 0.06' from calculated corner (as shown in [3]).
- (I) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1].

- () = MEASURED EQUALS RECORD DATA PER [1]
- (#) = DATA OF RECORD
- R# = SURVEY REFERENCE NUMBER
- PUE = DEED REFERENCE NUMBER
- V. = PUBLIC UTILITY EASEMENT
- R. = REEL
- P. = PAGE
- B.O.T.P. = BOOK OF TOWN PLATS
- MCSR = MARION COUNTY SURVEY RECORDS
- MCDR = MARION COUNTY DEED RECORDS
- S.F. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- PUE = PUBLIC UTILITY EASEMENT
- R.B. = RADIAL BEARING
- C. = CALCULATED SURVEY VALUE
- M/L = MORE OR LESS

Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	28.00'	28.04'	57°22'30"	S50°50'58"W 26.88'
C2	28.00'	33.34'	68°12'48"	N55°31'05"W 31.40'

Line #	Length	Direction
L1	35.46'	S0°22'31"W
L2	12.00'	N89°33'37"W
L3	12.00'	N89°33'37"W
L4	35.46'	N0°22'31"E

Radial Bearing	Bearing
R.B.#	S10°27'46"E
R.B.#2	S68°35'18"W

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg Wilson

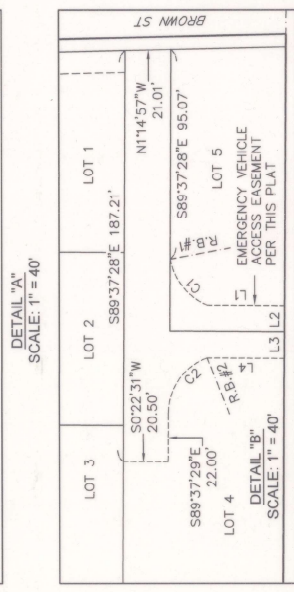
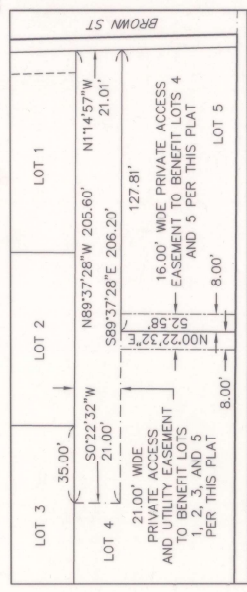
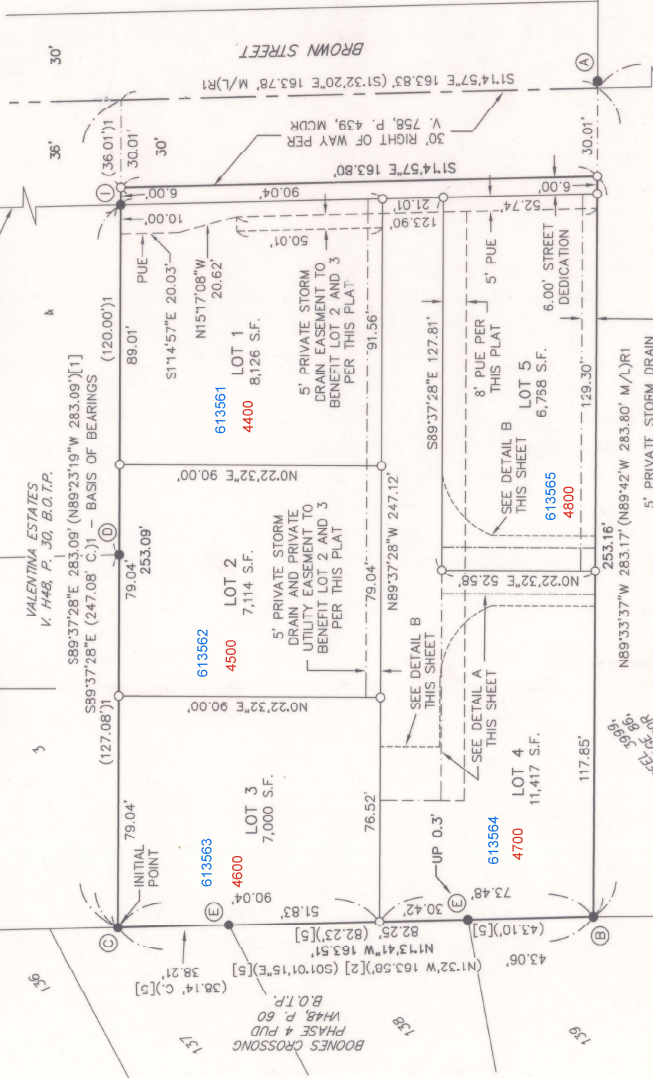
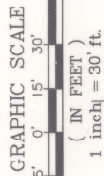
AL. 19, 1994
OREGON 2687

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM

EXPIRES: 6/30/2026



WINE AVENUE
50' RIGHT OF WAY



SURVEY REFERENCE

- [1] - VALENTINA ESTATES (V-H48, P. 30, B.O.T.P.)
- [2] - MCSR 18980A
- [3] - MCSR 35318
- [4] - MCSR 18989
- [5] - BOONES CROSSING PHASE 4 PUD (V-H48, P. 60, B.O.T.P.)
- [6] - MCSR 21659

DEED REFERENCE

R1 - REEL 4705, PAGE 158

PLAT NOTES

1) EASEMENT TO PORTLAND GENERAL ELECTRIC COMPANY PER V. 486, P. 337, MCDR FALLS ENTIRELY WITHIN THE PUBLIC RIGHT OF WAY AND OUTSIDE THE BOUNDARY OF THIS PLAT.

2) A RESERVATION FOR A POWER LINE AND ROAD EASEMENT OVER THE SUBJECT PROPERTY TO LAND TO THE WEST OF THE SUBJECT PROPERTY BY FRANK HAWLEY AND ALMEDA HAWLEY INV. 610, P. 807, MCDR, MAY AFFECT SUBJECT PROPERTY, HOWEVER LOCATION IS NOT STATED IN SAID DOCUMENT.