

# Residential Work Order

RAM Transaction ID: 982333

Tax Year: 2026 -27

Property ID#	Land Entered or Tabled	Improvements Entered Value	MAV	Balance	Amount	RMV Class	LUC+	Code Area
<u>568817</u>	<u>Tabled</u>	<u>= \$17,180</u>	<input checked="" type="checkbox"/> Balance	<u>46030</u>		<u>101</u>	<u>001</u>	<u>24010</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					
<u>6250 sf</u>	<u>1500000</u>	<u>073W23AB09100</u>	<u>101</u>					

Property ID#	Land Entered or Tabled	Improvements Entered Value	MAV	Balance	Amount	RMV Class	LUC+	Code Area
<u>613607</u>	<u>Tabled</u>	<u>= \$3,000</u>	<input checked="" type="checkbox"/> Balance	<u>48250</u>		<u>101</u>	<u>001</u>	<u>24010</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					
<u>10000 sf</u>	<u>1500000</u>	<u>073W23AB09101</u>	<u>101</u>					

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

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

**Comments:**

Segregation by owner request. Remove 10,000 sf from parent account 568817 and give to child account 613607 due to LLA. Main dwelling stays on parent account 568817 and DGU moves to child account 613607. Recorded after 1/1/26 and will be a MAV Balance separation with no second year reset. Photo for DGU to move to child account and apex of parent account to only reflect main dwelling.

Tag Accounts (List Account #'s and Tag Reason Below) (not found on ss or Orcats Tagging also and Future W.F., lak 3.31.26)

✓ ✓ Tag 613607 for remodel. Tag already exists on 568817

	Yes	/	No	
Building Permit Move:	<input type="checkbox"/>	/	<input type="checkbox"/>	
Photo Move:	<input checked="" type="checkbox"/>	/	<input type="checkbox"/>	MBH 3/31/26
Apex Change:	<input checked="" type="checkbox"/>	/	<input type="checkbox"/>	
Appraiser Franchise:	ZH			
Special Assessment:	No			
Exemption:	No			

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Appraiser: ZH 3/13/26  
 Appr. Review: SR 3/18/26 RW 3.30.26  
 Appr. Clerk: lak 3.31.26

MBH 3/31/26

\*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 Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size Type	Alternate Size
831712	2026	568817	073W23AB09100		982333	1084271	1 3/12/2026 0:00	3/12/2026 14:02	SEGREGATION BY OWNER REQUEST - JMS	SEGREGATION - FROM	613607 SEGREGATED OUT OF 568817	24010	-10000	S	0
831713	2026	613607	073W23AB09101	073W23AB09100	982333	1084274	2 3/12/2026 0:00	3/12/2026 14:02	SEGREGATION BY OWNER REQUEST - JMS	SEGREGATION - TO	613607 SEGREGATED OUT OF 568817	24010	10000	S	0

## Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	568817	568817	613607	
Certified Land RMV*:	144820	55700	89120	
Certified OSD*:	15000	15000	0	15000
Certified Imps:	20180	17180	3000	20180
RMV:	180000	87880	92120	
MAV**:	94280	46030	48250	94280
MAV/RMV Ratio:	0.523777778			
Size:	16,250	6,250	10,000	16250

MAV Reset Year:			
MASANh:		1500000	1500000
RMV Class:		101	101
Prop Class:		101	101
Land Use Code:		1	1
Fran. Appraiser:		ZH	ZH

By: ZH  
Date: 3/17/2026

OSD Balanced  
Imps Balanced  
MAV Balanced  
Size Balanced

**Comments:**

Account 568817 is being segregated along historical lines with 10,000 sf being given to child account 613607. Main dwelling stays on parent account 568817 and DGU moves to child account 613607. Apex should be updated to reflect improvements on respective accounts.

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 <b>AND</b> when not all improvements are moving to the same account)			
Improvement:	Description	Parent Imp RMV	Child Imp RMV
	Home (Stat 144)	17180	
	DGU (Stat 148)		3000
Trend (1=100%):	1		
Total RMV:		17180	3000

# Real Value History Report

13-Mar-2026 8:26:49 AM

Account ID: 568817

INFINITY TR  
 BGM REMODELING & CONSTRUCTION LLC  
 ATTN JOSE GUTIERREZ  
 4528 NICHOLAS CT NE  
 SALEM OR 97305

Year	Code Area	Prop Class	RMV				Exception				Total RMV	MAV	SAV	MSAV	Taxable AV	CPR
			Land	OSD	Impr	MS	Land	OSD	Impr	MS						
2026	24010	101	128,160	15,000	20,180	0	0	0	0	0	163,340	94,280	0	0	94,280	
2025	24010	101	144,820	15,000	20,180	0	73,640	7,630	10,270	0	180,000	0	0	0	91,540	50.85
2024	24010	101	128,160	15,000	373,540	0	0	0	0	0	516,700	190,620	0	0	190,620	
2023	24010	101	128,160	15,000	378,660	0	0	0	0	0	521,820	185,070	0	0	185,070	
2022	24010	101	108,960	15,000	371,880	0	0	0	0	0	495,840	179,680	0	0	179,680	
2021	24010	101	94,770	15,000	285,730	0	0	0	0	0	395,500	174,450	0	0	174,450	
2020	24010	101	78,560	13,900	251,910	0	0	0	0	0	344,370	169,370	0	0	169,370	

**Marion County**  
**2025 Real Property Assessment Report**  
 Account 568817

**Map** 073W23AB09100  
**Code - Tax ID** 24010 - 568817

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** Multiple Lots - See legal report for full description

**Mailing** INFINITY TRUST  
 1095 SUGARVIEW DR STE 500  
 SHERIDAN WY 82801

**Deed Reference #** 2025-17813  
**Sales Date/Price** 06-12-2025 / \$178,813  
**Appraiser** THERESA SWEARINGEN

**Property Class** 101    **MA**    **SA**    **NH**  
**RMV Class** 101    15    00    000

Site	Situs Address	City
	1180 JEFFERSON ST NE	SALEM

Value Summary							
Code Area		RMV	MAV	AV		RMV Exception	CPR %
24010	Land	159,820	81,270	81,270	Land	81,270	50.849
	Impr	20,180	10,270	10,270	Impr	10,270	
	<b>Code Area Total</b>	180,000	91,540	91,540		91,540	
	<b>Grand Total</b>	180,000	91,540	91,540		91,540	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24010	1	<input checked="" type="checkbox"/>			Residential	113	16,250 SF		144,820
					URBAN - AVERAGE	100			15,000
					<b>Code Area Total</b>		16,250 SF		159,820

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24010	1	1922	144	Multi Story above grade with basement	100	2,052			17,180
	2	1969	148	Res other improvements	100	0			3,000
				<b>Code Area Total</b>		2,052			20,180

**Comments** 26-27: Review T25-22; L4 10-30-25, TS  
 25-26: SV; L4 08.15.25 TS  
 25-26: SV & Other VE DQ; L2 07.25.25 TS

Move Building # 2 stat class 148 entered value \$3,000 to new account #613607

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

3/13/2026 8:26:09 AM

ACCOUNT # 568817

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24010	Residential	001			Sqft	16250.00	<input checked="" type="checkbox"/>	Tabled	100	128,160
25-26: Other Veterans Exemption; 25-26 MAV ReMAV VE, No change, TS										
06-07: RECALC SETUP: APPR 28; 09-30-05. ECON ADJ=OLD RR ADJ										

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
24010	6250	0.00	568817	6250	0.00	568817	6250	0.00
	6250	0.00	613607	10000	0.00	613607	10000	0.00
				16250	0.00		16250	0.00

**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

**Account ID** 568817    **Township** 07    **Range** 3W    **Section** 23    **1/4** A    **1/16** B    **Taxlot** 09100    **Special Interest**

1 1058437 2026 CLERK DEED 2025 29605 1 NAME CHANGE  
 ADDING LLC W/30% INTEREST

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	INFINITY TRUST	OWNER	OWNER	
	A	INFINITY TR	OWNER	OWNER	70
	A	SHIM, CONNIE	TRUSTEE	OWNER AS TRUSTEE	
	A	BGM REMODELING & CONSTRUCTION LLC	OWNER	OWNER	30

Size Totals	Code	Acres	Sqft	Alternate Size
	24010		16,250.00	

**Effective Date** 12-Mar-2026 12:00 AM    **Transaction ID** 982333    **Entry Date** 12-Mar-2026    **Recorded Date** 12-Mar-2026    **Sale Date**

SEGREGATION BY OWNER REQUEST - JMS

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	1084271	2026	ASSESSOR	REQ	2026	67	1	REQUEST		SEGREGATION - FROM	073W23AB09101
			613607 SEGREGATED OUT OF 568817								

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	24010	-10,000.00 SqFt	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	24010		6,250.00			

Action	Subdivision	Direction	Part	Part Type
Add:	BECHTEL & BYNON'S CARDWELL ADDITION TO SALEM	5	2	

**Effective Date** 17-Mar-2026 12:00 AM    **Transaction ID** 982558    **Entry Date** 17-Mar-2026    **Recorded Date** 17-Mar-2026    **Sale Date**

CORRECTED LEGAL DESCRIPTION - JMS

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
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**MARION COUNTY ASSESSOR'S  
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest	
568817	07	3W	23	A	B	09100		
1 1084985	2026	ASSESSOR		REQ	2026	72 1	REQUEST	NOTATION

Size Totals	Code	Acres	Sqft	Alternate Size
	24010		6,250.00	

Action	Subdivision	Direction	Part	Part Type
Delete:	BECHTEL & BYNON'S CARDWELL ADDITION TO SALEM		5 1	

07 3W 23AB

07 3W 23AB  
SALEM



MARION COUNTY, OREGON  
NW1/4 NE1/4 SEC23 T7S R3W 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

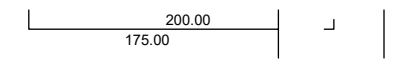
- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ 16, 15 Section Corner
  - ⊕ 21, 22 Section Corner

**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

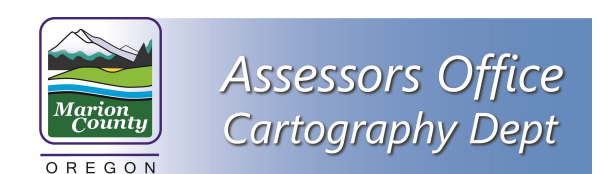
**NOTES**  
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



**CANCELLED NUMBERS**

300		
301A1		
500A1		
500A2		
2900		
11900		

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



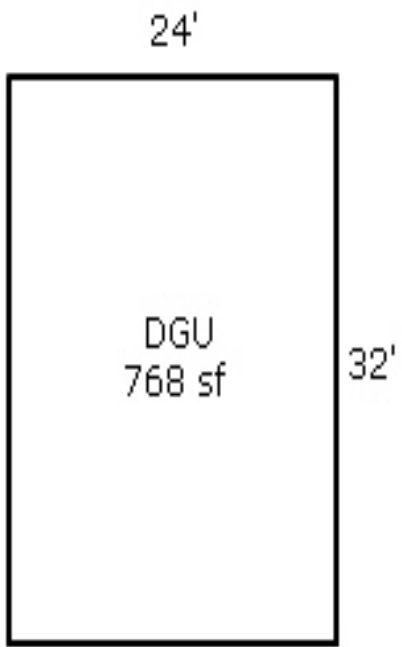
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 3/17/2026

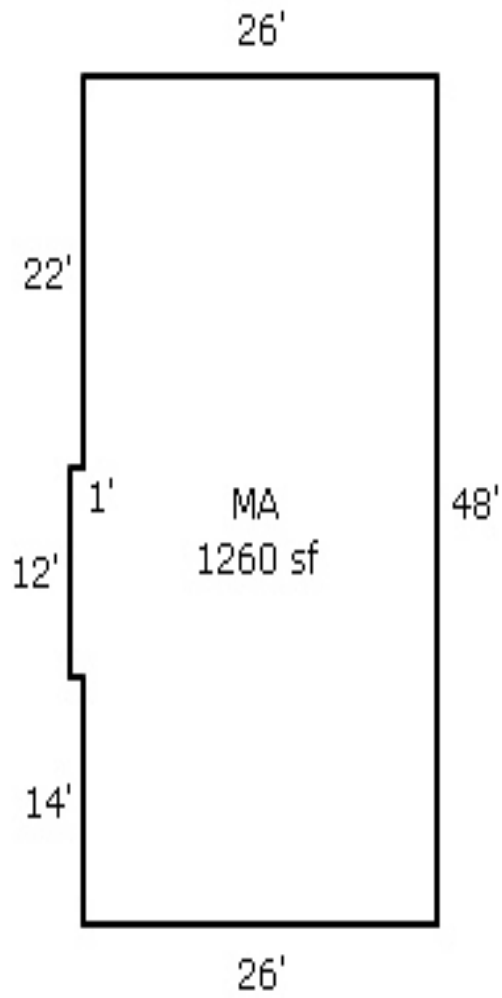
SALEM  
07 3W 23AB



07 3W 23AB



613607  
073W23AB09101



568817  
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073W23AB09100

