

Residential Land Revision

RAM Transaction ID: 985928

Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>596635</u>	<u>Tabled</u>	<u>N/A</u>	<input checked="" type="checkbox"/>		<u>56,350</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>7,248 sq ft</u>	<u>17 00 004</u>	<u>083W14AD03300</u>	<u>100</u>	<u>100</u>	<u>001</u>	<u>24010</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>613771</u>	<u>Tabled</u>	<u>Sys Calc</u>	<input checked="" type="checkbox"/>		<u>380,440</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>8,870 sq ft</u>	<u>17 00 004</u>	<u>083W14AD03301</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24010</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
			<input type="checkbox"/>			
			<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#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
			<input type="checkbox"/>			
			<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:

613771 segregated out of 596635. All improvements, YI, and OSD go from 596635 to 613771. No 2nd Year MAV Reset due to segregation happening along a historic lot line.

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

Tag 596635 for NSFD verified during Sales visit on 3/26/26

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

mbh lk 4/27/26

Completed By	Date
Appraiser:	<u>GM 4-16-26</u>
Appr. Review:	<u>SR 4/20/26</u> RW 4.22.26
Appr. Clerk:	<u>lak 4.23.26</u>
	GM 4-28-26

*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 ID	Voucher ID	Voucher Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Notes	Code	+/- Size	Size Ty	Alternate Size
832031	2026	596635	083W14AD03300		985928	1089725	1	4/9/2026 0:00	4/13/2026 8:50	SEGREGATION - JMS	SEGREGATION - FROM	PROCESSING SEGREGATION RECORDED AS 2025-35517. 613771 SEGREGATED OUT OF 596635.	24010	-8870	S	0
832032	2026	613771	083W14AD03301	083W14AD03300	985928	1089728	2	4/9/2026 0:00	4/13/2026 8:50	SEGREGATION - JMS	SEGREGATION - TO	PROCESSING SEGREGATION RECORDED AS 2025-35517. 613771 SEGREGATED OUT OF 596635.	24010	8870	S	0

Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	596635	596635	613771	
Certified Land RMV*:	169500	76220	93280	
Certified OSD*:	15000	0	15000	15000
Certified Imps:	406300	0	406300	406300
RMV:	590800	76220	514580	
MAV**:	436790	56350	380440	436790
MAV/RMV Ratio:	0.739319567			
Size:	16118	7248	8870	16118

MAV Reset Year:			
MASANh:		17 00 004	17 00 004
RMV Class:		100	101
Prop Class:		100	101
Land Use Code:		1	1
Fran. Appraiser:		GM	GM

By: GM
Date: 4/16/2026

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

613771 segregated out of 596635. All improvements, YI, and OSD move from 596635 to 613771.

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 AND when not all improvements are moving to the same account)			
Improvement:	Description	Parent Imp RMV	Child Imp RMV
Trend (1=100%):	1		
Total RMV:		0	0

Marion County
2025 Real Property Assessment Report
 Account 596635

Map 083W14AD03300
 Code - Tax ID 24010 - 596635

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr WOODSCAPE MEADOWS PHASE 4 IN SALEM
 Lot - 1

Mailing STUDER LT & STUDER, MICHAEL T TRE &
 5381 WOODSCAPE DR SE
 SALEM OR 97306

Deed Reference # 2025-36522
 Sales Date/Price 11-18-2026 / \$180,000
 Appraiser GREG MARKLEY

Property Class 101 MA SA NH
 RMV Class 101 17 00 004

Site	Situs Address	City
	5381 WOODSCAPE DR SE	SALEM

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24010	Land	184,500	167,540	167,540	Land	0
	Impr	406,300	256,530	256,530	Impr	0
Code Area Total		590,800	424,070	424,070		0
Grand Total		590,800	424,070	424,070		0

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	16,118 SF		169,500
					URBAN - AVERAGE	100			15,000
Code Area Total							16,118 SF		184,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24010	1	1996	142	Multi Story above grade	85	2,872			406,300
Code Area Total							2,872		406,300

Comments 24-25: Cycle; L3 11.16.23 GM

Marion County
2026 Real Property Assessment Report
 Account 596635
 NOT OFFICIAL VALUES

Map 083W14AD03300
Code - Tax ID 24010 - 596635

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr WOODSCAPE MEADOWS PHASE 4 IN SALEM
 Lot - 1

Mailing COMFORT HOMES LLC
 PO BOX 5607
 SALEM OR 97306

Deed Reference # 2025-36522
Sales Date/Price 11-18-2026 / \$180,000
Appraiser GREG MARKLEY

Property Class 101 **MA** **SA** **NH**
RMV Class 101 17 00 004

Site	Situs Address	City
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Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
24010	Land	168,000	172,570	172,570	Land	0
	Impr	463,170	264,220	264,220	Impr	0
Code Area Total		631,170	436,790	436,790		0
Grand Total		631,170	436,790	436,790		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24010	1	<input checked="" type="checkbox"/>			Residential	100	16,118 SF		150,000
					URBAN - GOOD	100			18,000
Code Area Total							16,118 SF		168,000

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
24010	1	1996	142	Multi Story above grade	100	2,872			463,170
Code Area Total							2,872		463,170

Contig Accts 613771
Comments 26-27: SV; L3 03.26.26 GM
 24-25: Cycle; L3 11.16.23 GM

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

4/16/2026 9:49:41 AM

ACCOUNT # 596635

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24010	Residential	001			Sqft	16118.00	<input checked="" type="checkbox"/>	Tabled	100	150,000
2000-01 REAPPRAISAL. 2002-03 RGIS #2001-0617 COMBINED R170081 TL 4800 INTO R96635 TL 3300.										

OSDS			LAND ADJUSTMENTS		
SITE	DESCRIPTION	RMV	DESCRIPTION	SIZE	RMV
1	URBAN - GOOD	18,000			

ACCOUNT SIZES			APPRAISAL UNIT			CONTIGUOUS UNIT		
CODE AREA	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES	ACCOUNT ID	SQFT	ACRES
24010	7248	0.00	596635	7248	0.00	596635	7248	0.00
	7248	0.00	613771	8870	0.00	613771	8870	0.00
				16118	0.00		16118	0.00

