

# Residential Work Order

RAM Transaction ID: 968221

Tax Year: 2026-27

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
<u>599690</u>	<u>TABLED</u>	<u>SYS CALC</u>	<input type="checkbox"/> Balance	<u>TOTAL MKT</u>
			<input type="checkbox"/> No Change	
			<input checked="" type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
<u>11207 sqft</u>	<u>1200000</u>	<u>041W33DA03100</u>	<u>101</u>	<u>101 001 15119</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
<u>613615</u>	<u>TABLED</u>	<u>SYS CALC</u>	<input type="checkbox"/> Balance	<u>TOTAL MKT</u>
			<input type="checkbox"/> No Change	
			<input checked="" type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
<u>13006 sqft</u>	<u>1200000</u>	<u>041W33DA03104</u>	<u>101</u>	<u>101 001 15119</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
<u>613616</u>	<u>TABLED</u>	<u>N/A</u>	<input type="checkbox"/> Balance	<u>TOTAL MKT</u>
			<input type="checkbox"/> No Change	
			<input checked="" type="checkbox"/> Reset	<input type="checkbox"/> Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class LUC+ Code Area
<u>5153 sqft</u>	<u>1200000</u>	<u>041W33DA03105</u>	<u>100</u>	<u>100 001 15119</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Amount
<u>599691</u>	<u>DELETE</u>	<u>DELETE</u>	<input type="checkbox"/> Balance	<u>DELETE</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>041W33DA03102</u>		

**Comments:**

599691 COMBINED INTO 599690 - TOTAL OF 29620 sqft (moveimps and OSDs from 599691 to 613615 first)  
 599691 TO BE DELETED MOVE IMPS FROM 599691 TO 613615, MOVE PHOTOS AND UPDATE APEX  
~~AC correction to 29366 sqft after combination.~~ 254 ac correction.  
 Create accts 613615 and 613616 out of 599690

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

Building Permit Move:	<input type="checkbox"/>	/	<input checked="" type="checkbox"/>	
Photo Move:	<input checked="" type="checkbox"/>	/	<input checked="" type="checkbox"/>	mbh
Apex Change:	<input checked="" type="checkbox"/>	/	<input checked="" type="checkbox"/>	
Appraiser Franchise:	AG			
Special Assessment:				
Exemption:				

Completed By	Date
Appraiser:	<u>AG 3/31/26</u>
Appr. Review:	<u>SR 4/6/26</u> <span style="color: red;">RW 4.22.26</span>
Appr. Clerk:	<u>lak 4.22.26</u>
	<u>MBH 4/24/26</u>
	<i>ag 4/27/26</i>

\*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 I MTL	Transactio	Voucher ID	Voucher \$	Recorded Date	Entry Date	Operation	Voucher Notes	Code	+/- Size	Size Type	Alternate Size
831732	2026	599691 041W33DA03102	968221	1084489	1	12/15/2025 11:57	3/13/2026 15:27	COMBINATION - FROM	COMBINATION FOR MAPPING PURPOSES. 599691	15119	-14810 S		0
831733	2026	599690 041W33DA03100	968221	1084492	2	12/15/2025 11:57	3/13/2026 15:27	COMBINATION - TO	599691 COMBINED INTO 599690	15119	14810 S		0
831734	2026	599690 041W33DA03100	968221	1084495	3	12/15/2025 11:57	3/13/2026 15:27	SIZE CHANGE	ACREAGE CORRECTION PER PLAT	15119	-254 S		0
831738	2026	599690 041W33DA03100	968221	1084538	4	12/15/2025 11:57	3/13/2026 15:27	PARTITION PLAT - FROM	PARTITION PLAT PER CITY OF HUBBARD PAR 2	15119	-13006 S		0
831739	2026	599690 041W33DA03100	968221	1084538	4	12/15/2025 11:57	3/13/2026 15:27	PARTITION PLAT - FROM	PARTITION PLAT PER CITY OF HUBBARD PAR 2	15119	-5153 S		0
831740	2026	613615 041W33DA03104	968221	1084555	5	12/15/2025 11:57	3/13/2026 15:27	PARTITION PLAT - TO	PARTITION PLAT PER CITY OF HUBBARD PAR 2	15119	13006 S		0
831741	2026	613616 041W33DA03105	968221	1084558	6	12/15/2025 11:57	3/13/2026 15:27	PARTITION PLAT - TO	PARTITION PLAT PER CITY OF HUBBARD PAR 2	15119	5153 S		0

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 599690  
 NOT OFFICIAL VALUES

**Map** 041W33DA03100  
**Code - Tax ID** 15119 - 599690

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

**Legal Descr** PP 2025-060  
 Lot - 1

**Mailing** TRADESMAN COMPANY LLC  
 38040 QUEENS RD  
 MARCOLA OR 97454

**Deed Reference #** 2014-5366 (SOURCE ID:  
 36240333)

**Sales Date/Price** 07-31-2014 / \$890,000

**Appraiser** ALICIA GECK

**Property Class** 101 **MA** **SA** **NH**

**RMV Class** 101 12 00 000

Site	Situs Address	City
	3050 2ND ST	HUBBARD
	3052 2ND ST	HUBBARD
	3054 2ND ST	HUBBARD
	3056 2ND ST	HUBBARD

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
15119	Land	163,700	158,690	158,690	Land	0
	Impr	373,950	195,700	195,700	Impr	0
<b>Code Area Total</b>		537,650	354,390	354,390		0
<b>Grand Total</b>		537,650	354,390	354,390		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
15119	1	<input checked="" type="checkbox"/>			Residential	100	14,810 SF		121,200
					URBAN - FAIR	100			12,500
					URBAN - NO LANDSCAPE	100			10,000
					URBAN - NO LANDSCAPE	100			10,000
					URBAN - NO LANDSCAPE	100			10,000
<b>Code Area Total</b>							14,810 SF		163,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
15119	1	1996	234	Multi-Family Res, 4 Units	100	3,168			373,950
<b>Code Area Total</b>						3,168			373,950

**Contig Accts** 613615, 613616

**Comments** 23-24: L3 06.29.23 GM

**Marion County**  
**2026 Real Property Assessment Report**  
 Account 599691  
 NOT OFFICIAL VALUES

**Map** 041W33DA03102  
**Code - Tax ID** 15119 - 599691

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

**Legal Descr** PP 1995-079  
 Block - Lot - 2

**Mailing** TRADESMAN COMPANY LLC  
 38040 QUEENS RD  
 MARCOLA OR 97454

**Deed Reference #** 2014-5366 (SOURCE ID:  
 36240333)

**Sales Date/Price** 07-31-2014 / \$890,000

**Appraiser** ALICIA GECK

**Property Class** 101 **MA** **SA** **NH**  
**RMV Class** 101 12 00 000

TO BE DELETED

Site	Situs Address	City
	3160 2ND ST	HUBBARD
	3162 2ND ST	HUBBARD
	3164 2ND ST	HUBBARD
	3166 2ND ST	HUBBARD

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
15119	Land	163,700	157,790	157,790	Land	0
	Impr	375,720	196,600	196,600	Impr	0
<b>Code Area Total</b>		539,420	354,390	354,390		0
<b>Grand Total</b>		539,420	354,390	354,390		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
15119	1	<input checked="" type="checkbox"/>			Residential	100	14,810 SF		121,200
					URBAN - FAIR	100			12,500
					URBAN - NO LANDSCAPE	100			10,000
					URBAN - NO LANDSCAPE	100			10,000
					URBAN - NO LANDSCAPE	100			10,000
<b>Code Area Total</b>							14,810 SF		163,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
15119	1	1996	234	Multi-Family Res, 4 Units	100	3,168			375,720
<b>Code Area Total</b>						3,168			375,720

**Comments** 23-24: L3 06.29.23 GM

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

3/31/2026 12:13:45 PM

ACCOUNT # 613615

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
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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
15119	13006	0.00	599690	11207	0.00	599690	11207	0.00
	<b>13006</b>	<b>0.00</b>	613615	13006	0.00	613615	13006	0.00
			613616	5153	0.00	613616	5153	0.00
				<b>29366</b>	<b>0.00</b>		<b>29366</b>	<b>0.00</b>

# MARION COUNTY ASSESSOR

## 2026 REAL PROPERTY LAND SUMMARY REPORT

3/31/2026 12:15:53 PM

ACCOUNT # 613616

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
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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
15119	5153	0.00	599690	11207	0.00	599690	11207	0.00
	<b>5153</b>	<b>0.00</b>	613615	13006	0.00	613615	13006	0.00
			613616	5153	0.00	613616	5153	0.00
				<b>29366</b>	<b>0.00</b>		<b>29366</b>	<b>0.00</b>

04 1W 33DA

04 1W 33DA  
HUBBARD



MARION COUNTY, OREGON  
NE1/4 SE1/4 SEC33 T4S R1W W.M.  
SCALE 1" = 100'

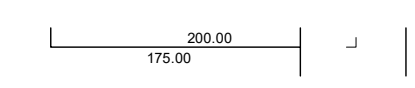
LEGEND

- 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.
  - ⊕ Section Corner
  - 16 15 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

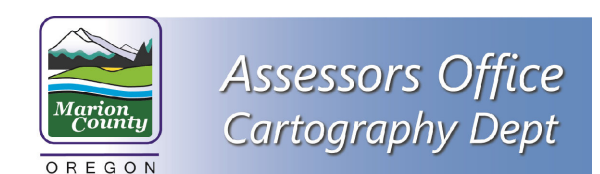
**NOTES**  
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



**CANCELLED NUMBERS**

3000			
3001			
3101			
4000			
4400			
4500			
5200			
5300			
5301			
5700			
6000			
6000A1			
6100A1			
6100A2			
6200			
6700			
7200A1			

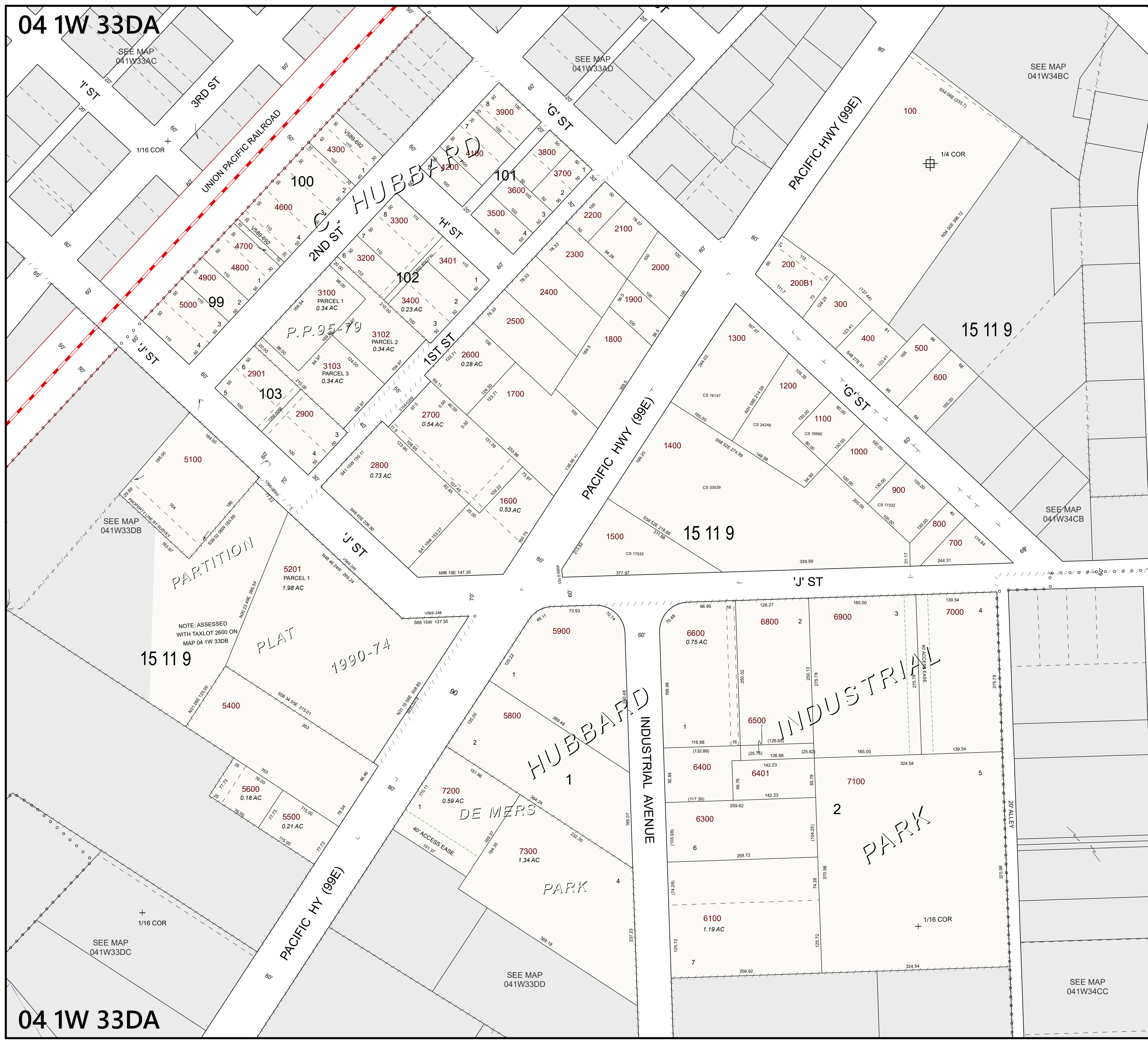
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 4/6/2022

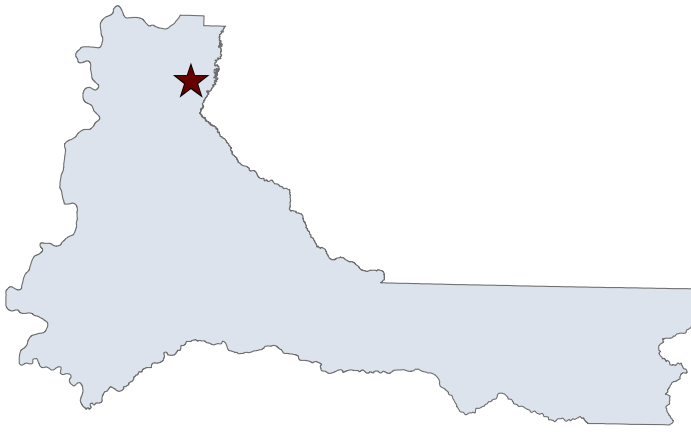
**HUBBARD**  
**04 1W 33DA**



04 1W 33DA

04 1W 33DA

04 1W 33DA  
HUBBARD



MARION COUNTY, OREGON  
NE1/4 SE1/4 SEC33 T4S R1W W.M.  
SCALE 1" = 100'

LEGEND

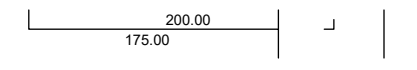
- LINE TYPES**
- Taxlot Boundary
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  - Railroad Right-of-Way
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- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ 16, 15 Section Corner
  - ⊕ 21, 22

**NUMBERS**  
Tax Code Number  
**00 00 0**

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



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4500		
5200		
5300		
5301		
5700		
6000		
6000A1		
6100A1		
6100A2		
6200		
6700		
7200A1		

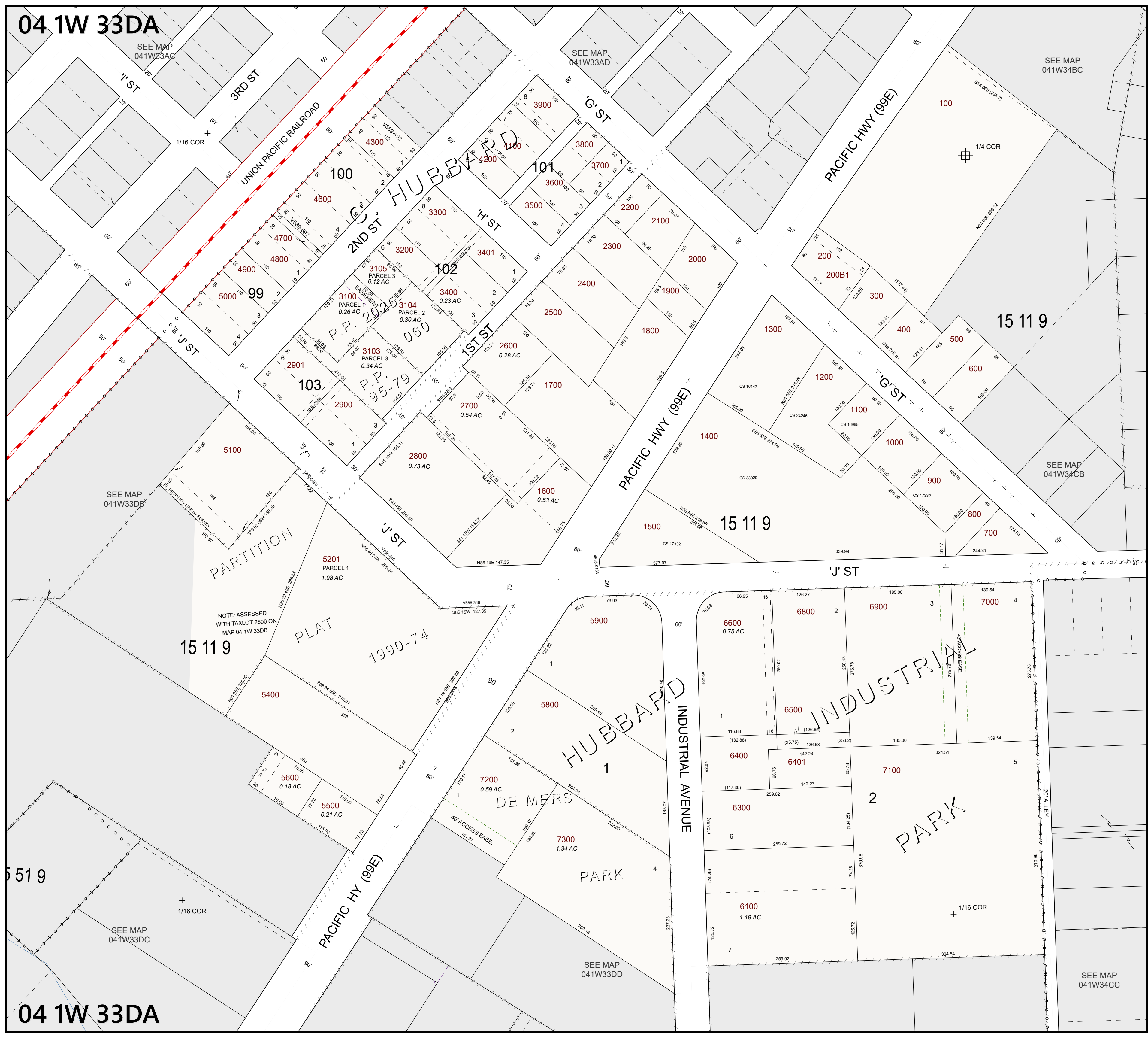
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PLOT DATE: 3/13/2026

**HUBBARD**  
**04 1W 33DA**



04 1W 33DA

SEE MAP 041W34CC

SEE MAP 041W33DB

SEE MAP 041W33DC

SEE MAP 041W33AD

SEE MAP 041W34BC

SEE MAP 041W34CB

SEE MAP 041W33DD

NOTE: ASSESSED WITH TAXLOT 2600 ON MAP 04 1W 33DB

15 11 9

1990-74

HUBBARD

INDUSTRIAL

PARK

DE MERS

INDUSTRIAL AVENUE

PACIFIC HY (99E)

5 51 9

1/16 COR

1/16 COR

1/16 COR

1/4 COR

PROPERTY LINE BY SURVEY

PARTITION PLAT

PLAT

15 11 9

1990-74

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