

Residential Land Revision

RAM Transaction ID: 993648

Tax Year: 2026

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>612321</u>	<u>Tabled</u>	<u>Tabled</u>	<input checked="" type="checkbox"/>		<u>105300</u>	
			<input type="checkbox"/>	No Change		
			<input type="checkbox"/>	Reset	<input checked="" type="checkbox"/>	Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area
<u>4,004 sf</u>	<u>1500000</u>	<u>073W24DC01001</u>	<u>101</u>	<u>101</u>	<u>001</u>	<u>24010</u>

Property ID#	Land Entered or Tabled	Improvements	MAV	Balance	Amount	
<u>613961</u>	<u>Tabled</u>	<u>N/A</u>	<input checked="" type="checkbox"/>		<u>66920</u>	
			<input type="checkbox"/>	No Change		
			<input type="checkbox"/>	Reset	<input checked="" type="checkbox"/>	Second Yr Reset*
Net Size	MA/SA/Nh	Map-Taxlot	Prop Class	RMV Class	LUC+	Code Area
<u>19,553 sf</u>	<u>1500000</u>	<u>073W24DC01002</u>	<u>100</u>	<u>100</u>	<u>001</u>	<u>24010</u>

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			<input type="checkbox"/>	No Change		
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Comments:

Partition plat separates 613961 from 612321. Parent account 612321 is giving 19,553 sf to child account 613961. After the separation parent account 612321 dedicates remaining acreage of 837 sf to D St. Final size of parent account 612321 will be reduced to 4,004 sf. Improvements stay on account 612321. Second year reset for the 2027-28 tax year. Remove Notification from 612321

Tag Accounts (List Account #'s and Tag Reason Below) 2nd year mav reset tag

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

Completed By	Date
Appraiser:	<u>ZH 6/22/26</u>
Appr. Review:	<u>SR 6/24/26</u> RW 7.1.26
Appr. Clerk:	<u>LK 7/1/26</u>
	MBH 7/2/26

*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
832462	2026	612321	073W24DC01001		993648	1099860	1	5/29/2026 12:44	6/10/2026 14:54	PARTITION PLAT WITH R/W DEDICATION - JMS	PARTITION PLAT - FROM	613961 SEGREGATED OUT OF 612321	24010	-0.56 A		0
832463	2026	612321	073W24DC01001		993648	1099860	1	5/29/2026 12:44	6/10/2026 14:54	PARTITION PLAT WITH R/W DEDICATION - JMS	PARTITION PLAT - FROM	613961 SEGREGATED OUT OF 612321	24010	24394 S		0
832464	2026	612321	073W24DC01001		993648	1099860	1	5/29/2026 12:44	6/10/2026 14:54	PARTITION PLAT WITH R/W DEDICATION - JMS	PARTITION PLAT - FROM	613961 SEGREGATED OUT OF 612321	24010	-19553 S		0
832465	2026	613961	073W24DC01002	073W24DC01001	993648	1099863	2	5/29/2026 12:44	6/10/2026 14:54	PARTITION PLAT WITH R/W DEDICATION - JMS	PARTITION PLAT - TO	613961 SEGREGATED OUT OF 612321	24010	19553 S		0
832466	2026	612321	073W24DC01001		993648	1099866	3	5/29/2026 12:44	6/10/2026 14:54	PARTITION PLAT WITH R/W DEDICATION - JMS	DEDICATION	REMAINING ACREAGE DEDICATED TO D STREET	24010	-837 S		0

Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	612321	612321	613961	
Certified Land RMV*:	181700	36060	145640	
Certified OSD*:	15000	15000	0	15000
Certified Imps:	178090	178090	0	178090
RMV:	374790	229150	145640	
MAV**:	172220	105300	66920	172220
MAV/RMV Ratio:	0.459510659			
Size:	24394	4841	19553	24394

MAV Reset Year:	2027		
MASANh:		1500000	150000
RMV Class:		101	100
Prop Class:		101	100
Land Use Code:		1	1
Fran. Appraiser:		ZH	ZH

By: ZH
Date: 6/22/2026

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

Parent account 612321 has been separated and reduced in size to create child account 613961. MAV reset for 2027-28. Improvements stay on parent account 612321.

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

Real Value History Report

22-Jun-2026 10:48:51 AM

Account ID: 612321
 CRESWELL HLDGS LLC
 604 TIMBER VIEW ST NW
 SALEM OR 97304

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	160,800	15,000	143,450	0	0	0	0	0	319,250	172,220	0	0	172,220	
2025	24010	101	181,700	15,000	178,090	0	0	0	0	0	374,790	167,210	0	0	167,210	

**MARION COUNTY ASSESSOR'S
NAME LEDGER**

Account ID **Township** **Range** **Section** **1/4** **1/16** **Taxlot** **Special Interest**
 612321 07 3W 24 D C 01001
 1 1099860 2026 CLERK PAPL 2026 17666 1
 613961 SEGREGATED OUT OF 612321

PARTITION PLAT - FROM
 073W24DC01002

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	24010	-0.56 Acres	0			
	24010	24,394.00 SqFt	0			
	24010	-19,553.00 SqFt	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	24010		4,841.00			

Action Subdivision	Direction	Part	Part Type
Add: PP 2026-039			

3 1099866 2026 CLERK PAPL 2026 17666 1
 REMAINING ACREAGE DEDICATED TO D STREET

DEDICATION

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	24010	-837.00 SqFt	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	24010		4,004.00			

MARION COUNTY ASSESSOR

2026 REAL PROPERTY LAND SUMMARY REPORT

6/15/2026 9:54:41 AM

ACCOUNT # 612321

CODE AREA	VALUE SOURCE	LUC	PLAN ZONE	LAND CLASS	SIZE TYPE	SIZE	RFPD	COMP FLAG	TREND %	TRENDED RMV
24010	Residential	001			Acres	0.56	<input checked="" type="checkbox"/>	Tabled	100	160,800
25-26: Work Order RAM #810779; 612321 .56ac segregated out of 527217 5002sf; 2nd story moves to 612321 and 1xOSD; MAV Balance.										

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	4004	0.00	612321	4004	0.00	612321	4004	0.00
	4004	0.00	613961	19553	0.00	613961	19553	0.00
				23557	0.00		23557	0.00