

# MAV Correction for Error in Size

Use this form to calculate the new MAV of up to 5 land or improvement segments if the value has changed due to correction of size/square footage. Print copy and add appraiser number, initials and the date. Attach screen prints of reports showing values used for values. MAV should be reallocated once account changes have been input.

Year for: 2025-26 Account #: 129391

<b>A</b> Current Year MAV	<u>100,490</u>			
<b>B</b> Certified RMV of Account*	<u>139,740</u>			
<b>C</b> Certified Year Trend:	<u>2.46</u>	(Ex. 130 Trend = 1.3, 80 Trend = 0.8, No Trend =1.00)		
<b>D</b> Seg with error (example: First Floor, Attic, etc.):	<u>DG</u>	<u></u>	<u></u>	<u></u>
<b>E</b> Certified Year RMV of segment with error**:	<u>15,396</u>	<u></u>	<u></u>	<u></u>
<b>F</b> Trended certified RMV of segs with error to total:	<u>37,870</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>G</b> E / B = Ratio of segment with error to total:	<u>0.271</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<b>H</b> A x G = MAV attributed to segment:	<u>27,230</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<b>I</b> Corrected certified RMV of segment**:	<u>11,075</u>	<u></u>	<u></u>	<u></u>
<b>J</b> Trended corrected certified RMV of segment:	<u>27,240</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>K</b> I / E = Proportional correction:	<u>0.719</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<b>L</b> H x K = Correct MAV of segment:	<u>19,590</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<b>M</b> A - (sum of H) = MAV not affected by error:	<u>73,260</u>			
<b>N</b> L + (sum of M) = Corrected Current Year MAV:	<u>92,850</u>			

\* Do not include RMV of Specially Assessed Segs.  
 \*\* Items E & I require specific values which come from Property Appraisal.

Floors										
Location	Dimensions	Eff Yr Built	Class	SqFt	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor	27x44	1992	4	900	\$82,961	\$5,840	100%	29%	\$29,898	\$29,898

**Input Clerk**

MAV = 92,850 By: ZH 11/1/24  
 Reviewed By: SR 11/22/24

**lak 11.25.24**  
**MBH 11/26/24**

**Marion County**  
**2024 Manufactured Structure Assessment Report**  
 Account 129391

**Code - Tax ID** 24010 - 129391

**Tax Status** Assessable

**Mailing** LUEHRS, DEAN E  
 LUEHRS, MICHAELE  
 2120 ROBINS LN SE # 97  
 SALEM OR 97306

**Account Status** Active

**Subtype** Personal

**Home ID** 231655

**X Number** X00168797

**Appraiser** THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 97	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$139,740	\$97,570	\$97,570	246 %		

Manufactured Structure			
<b>VIN #</b>	SB4381	<b>Stat Class</b>	468
<b>Brand</b>	GOLDENWEST	<b>Condition</b>	
<b>Model</b>	SUNNYBROOK	<b>MA / SA / NH</b>	17 / 05 / 004
<b>Year Built</b>	1981	<b>Rooms</b>	2-BD,2-FB
<b>Sticker #</b>			

Real Property			
<b>Real Account ID</b>	532685	<b>MA / SA / NH</b>	06 / 07 / 000
<b>Map</b>	083W23A002200	<b>Property Class</b>	707
<b>Park Name</b>	TERRACE LAKE	<b>RMV Class</b>	707
<b>Comments</b>	LEVEL 2 LS89 092420//		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	6	1,704			37,924
Garage	3	960			15,396

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	1,386	ABOVE CLASS HEATING/COOLING	1,704	433
AVERAGE+ CLASS SKIRTING	190	1,229	ABOVE CLASS KITCHEN	1	2,541
FIREPLACE	1	1,386	AVERAGE CLASS ROOF	1,704	0
<b>Total Inventory RMV</b>					<b>6,975</b>

Accessories					
Description	Eff Year Built	Sqft	Quantity		RMV
DECK	1981	120			528
ENCLOSED PORCH	1981	250			1,500
ROOF EXTENSION OR PATIO COVER	1981	251			1,456
<b>Total Accessories RMV</b>					<b>3,484</b>

**Marion County**  
**2024 Manufactured Structure Assessment Report**  
Account 129391

Exemptions / Special Assessments / Notations	
<b>Special Assessments</b>	<b>Amount</b>
■ MFD COMMUNITIES RES CTR	10.00

**Comments**      16-17 CYCLE WORK INV UPDATE// 08-09: CYCLE WK. DT4. 8/04/08. 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.

2024 TEST FOR 129391

BEFORE VALUE

## 2024 Property Appraisal Value Summary Account ID 129391

MARION County

Map 083W23A002200P1    Appraisal Area 17-05-004    RMV Class 019    Property Class 019    Situs 2120 ROBINS LN SE #97 SALEM OR 97306

**Value Summary**

Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
468 MANF STRCT 1704 Sqft	\$139,740	\$139,740	\$0	246.000%	\$0	\$0	\$139,740	\$139,740	\$0	\$97,570	\$97,570
	\$139,740	\$139,740	\$0		\$0	\$0	\$139,740	\$139,740	\$0	\$97,570	\$97,570

**Tax Account Totals**

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
24010	129391	\$139,740	\$139,740	\$0	\$0	\$0	\$139,740	\$139,740	\$0	\$97,570	\$97,570

**Land / Impr Summary**

	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
MS	\$139,740	\$139,740	\$0	\$0	\$0	\$139,740	\$139,740	\$0	\$97,570	\$97,570

**Exceptions**

Source	Type	Item Description	Year Added	Year Used	RMV	CPR	Ratio RMV
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BEFORE DETAILS

Details
Floors
Inventory
Accessories
Photos
MS Account 129391

**Stat Class** 468 MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD

**Class** 6    **Physical %** 20%    **Sqft** 1,704

**Quality**    **Functional %** 100%    **Physical Cond**

**Code Area** 24010    **Economic %** 100%    **Functional Util**

**Year Built** 1981    **Other %** 100%    **Appearance**

**Eff Yr Built** 1981    **Complete %** 100%    **Exempt %** %

**Remodeled**    **% Good** 20%    **Frozen Year**

**LCM** 231%    **Level of Insp.**

**Adjustments** \$

**Comments** 25-26: Test with certified values reflecting DGU going from 960sf to 640sf, ZH  
16-17 CYCLE WORK INV UPDATE// 08-09: CYCLE WK. DT4. 8/04/08.  
01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.

**RMV**

Entered \$

Tabled \$56,804

Over % 100.000%

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Base \$56,804

Trend % 246%

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Final RMV \$139,740

SAV \$

MSAV \$

**MAV**

Exclude MAV From Allocation

Entered \$

Allocated \$97,570

Exception \$

Final MAV \$97,570

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Entered AV \$89,310

Tabled AV \$97,570

Final AV \$97,570

BEFORE FLOORS

Account 129391 Year 2024 Map 083W23A002200P1

Owner LUEHRS, DEAN E Situs 2120 ROBINS LN SE # 97 SALEM OR, 97306

Details Floors Inventory Accessories Photos MS Account 129391

### Floors

Location	Dimensions	Eff Yr Built	Class	SqFt	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor		1981	6	1,704	\$154,745	\$6,975	100%	20%	\$37,924	\$37,924
Garage		1981	3	960	\$76,983	\$	100%	20%	\$15,396	\$15,396

Floor: Garage

Year Built: 1981 Eff Yr Built: 1981

Complete %: 100%  Use Parent

% Good: 20%  Class: 3

Total Sqft: 960 Quality:

Dimensions:

Rooms

Room	Qty

Comments

Entered: \$78,650

Tabled: \$15,396

Over %: 100.000%

Final RMV: \$15,396

### Segments

Type: Detached - Unfinished Entered Sqft: 960 LCM: 231%

AFTER VALUE

## 2024 Property Appraisal Value Summary Account ID 129391

MARION County

Map 083W23A002200P1 Appraisal Area 17-05-004 RMV Class 019 Property Class 019 Situs 2120 ROBINS LN SE # 97 SALEM OR, 97306

### Value Summary

Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
468 MANF STRCT 1704 Sqft	\$129,110	\$129,110	\$0	246.000%	\$0	\$0	\$129,110	\$129,110	\$0	\$97,570	\$97,570
	\$129,110	\$129,110	\$0		\$0	\$0	\$129,110	\$129,110	\$0	\$97,570	\$97,570

### Tax Account Totals

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
24010	129391	\$129,110	\$129,110	\$0	\$0	\$0	\$129,110	\$129,110	\$0	\$97,570	\$97,570

### Land / Impr Summary

	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
MS	\$129,110	\$129,110	\$0	\$0	\$0	\$129,110	\$129,110	\$0	\$97,570	\$97,570

### Exceptions

Source	Type	Item Description	Year Added	Year Used	RMV	CPR	Ratio RMV
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## AFTER DETAILS

Account 129391 Year 2024 Map 083W23A002200P1

Owner LUEHRS, DEAN E Situs 2120 ROBINS LN SE # 97 SALEM OR 97306

Building 1 468 MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD - 1704 Sqft Site 2120 ROBINS LN SE # 97 SALEM OR 97306

Details Floors Inventory Accessories Photos MS Account 129391

Stat Class 468 MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD

Class 6 Physical % 20% Sqft 1,704

Quality Functional % 100% Physical Cond

Code Area 24010 Economic % 100% Functional Util

Year Built 1981 Other % 100% Appearance

Eff Yr Built 1981 Complete % 100% Exempt % %

Remodeled % Good 20% Frozen Year

LCM 231% Level of Insp.

Adjustments \$ Interior Insp

Comments  
 25-26: Test with certified values reflecting DGU going from 960sf to 640sf, ZH  
 16-17 CYCLE WORK INV UPDATE// 08-09: CYCLE WK. DT4. 8/04/08.  
 01-02: REAPPRAISAL 02-03 ADDED GARAGE SEGMENT.

**RMV**

Entered \$  
 Tabled \$52,483  
 Over % 100.000%

Base \$52,483  
 Trend % 246%

Final RMV \$129,110  
 SAV \$  
 MSAV \$

**MAV**

Exclude MAV From Allocation  
 Entered \$  
 Allocated \$97,570  
 Exception \$  
 Final MAV \$97,570

Entered AV \$89,310  
 Tabled AV \$97,570  
 Final AV \$97,570

## AFTER FLOORS

Account 129391 Year 2024 Map 083W23A002200P1

Owner LUEHRS, DEAN E Situs 2120 ROBINS LN SE # 97 SALEM OR 97306

Building 1 468 MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD - 1704 Sqft Site 2120 ROBINS LN SE # 97 SALEM OR 97306

Details Floors Inventory Accessories Photos MS Account 129391

Floors

Location	Dimensions	Eff Yr Built	Class	Sqft	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor		1981	6	1,704	\$154,745	\$6,975	100%	20%	\$37,924	\$37,924
Garage		1981	3	640	\$55,375	\$	100%	20%	\$11,075	\$11,075

Floor Garage

Year Built 1981 Eff Yr Built 1981

Complete % 100%  
 % Good 20%  
 Total Sqft 640  
 Dimensions

Rooms

Room	Qty

Comments

Entered \$78,650  
 Tabled \$11,075  
 Over % 100.000%

Final RMV \$11,075

Segments

Type Detached - Unfinished

Class 3

Quality

Entered Sqft 640  
 Tabled Sqft 0  
 Sqft 640

LCM 231%  
 Over % 100%

RCN \$55,375

**Marion County**  
**2025 Manufactured Structure Assessment Report**  
 Account 129391  
 NOT OFFICIAL VALUES

**Code - Tax ID** 24010 - 129391

**Tax Status** Assessable

**Mailing** LUEHRS, DEAN E  
 LUEHRS, MICHAELE  
 2120 ROBINS LN SE # 97  
 SALEM OR 97306

**Account Status** Active

**Subtype** Personal

**Home ID** 231655

**X Number** X00168797

**Appraiser** THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 97	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$26,570	\$100,490	\$26,570	100 %		

Manufactured Structure			
<b>VIN #</b>	SB4381	<b>Stat Class</b>	468
<b>Brand</b>	GOLDENWEST	<b>Condition</b>	
<b>Model</b>	SUNNYBROOK	<b>MA / SA / NH</b>	17 / 05 / 004
<b>Year Built</b>	1981	<b>Rooms</b>	2-BD,2-FB
<b>Sticker #</b>			

Real Property			
<b>Real Account ID</b>	532685	<b>MA / SA / NH</b>	06 / 07 / 000
<b>Map</b>	083W23A002200	<b>Property Class</b>	707
<b>Park Name</b>	TERRACE LAKE	<b>RMV Class</b>	707
<b>Comments</b>	LEVEL 2 LS89 092420//		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	6	1,704			16,416
Garage	3	960			6,665

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	600	ABOVE CLASS HEATING/COOLING	1,704	187
AVERAGE+ CLASS SKIRTING	190	532	ABOVE CLASS KITCHEN	1	1,100
FIREPLACE	1	600	AVERAGE CLASS ROOF	1,704	0
<b>Total Inventory RMV</b>					<b>3,019</b>

Accessories				
Description	Eff Year Built	Sqft	Quantity	RMV
DECK	1981	120		528
ENCLOSED PORCH	1981	250		1,500
ROOF EXTENSION OR PATIO COVER	1981	251		1,456
<b>Total Accessories RMV</b>				<b>3,484</b>