

# 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 #: 131334

A Current Year MAV	<u>94,600</u>			
B Certified RMV of Account*	<u>130,420</u>			
C Certified Year Trend:	<u>2.46</u>	(Ex. 130 Trend = 1.3, 80 Trend = 0.8, No Trend =1.00)		
D Seg with error (example: First Floor, Attic, etc.):	<u>First Floor</u>	<u></u>	<u></u>	<u></u>
E Certified Year RMV of segment with error**:	<u>36,672</u>	<u></u>	<u></u>	<u></u>
F Trended certified RMV of segs with error to total:	<u>90,210</u>	<u>0</u>	<u>0</u>	<u>0</u>
G E / B = Ratio of segment with error to total:	<u>0.692</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H A x G = MAV attributed to segment:	<u>65,430</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I Corrected certified RMV of segment**:	<u>34,853</u>	<u></u>	<u></u>	<u></u>
J Trended corrected certified RMV of segment:	<u>85,740</u>	<u>0</u>	<u>0</u>	<u>0</u>
K I / E = Proportional correction:	<u>0.950</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
L H x K = Correct MAV of segment:	<u>62,190</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M A - (sum of H) = MAV not affected by error:	<u>29,170</u>			
N L + (sum of M) = Corrected Current Year MAV:	<u>91,360</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 = 91,360 By: ZH 10/16/24  
 Reviewed By: SR 11/22/24

lak 11.25.24  
 MBH 12/12/24

# 2024-25 131334 BEFORE VALUE SCREEN

Account 131334 Year 2024 Map 083W23A002200P1

Owner JAUCHIUS, KATHY JEAN Situs 2120 ROBINS LN SE # 140 SALEM OR 97306

### Value Summary

RMV Exemptions Allocate MAV PAVE Worksheet

Source	Site/Bldg	Stat Class	SA	Size	Type	Pre. RMV	Trend %	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	Market MS	Exception Value	MAV	MS	Final MAV	AV
STRCT	1	467		1,456	S	\$53,017	246%	\$130,420	\$130,420	\$	\$	\$	\$130,420	\$	\$91,850	\$130,420	\$91,850	\$91,850
						\$53,017		\$130,420	\$130,420	\$	\$	\$	\$130,420	\$	\$91,850	\$130,420	\$91,850	\$91,850

### Tax Account Totals

Code Area	Tax ID	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	MS	Market MS	Exception Value	MAV	Final MAV	AV
24010	MS-131334	\$130,420	\$130,420	\$	\$	\$	\$130,420	\$130,420	\$	\$91,850	\$91,850	\$91,850

# BEFORE FLOORS SCREEN FOR MA

Account 131334 Year 2024 Map 083W23A002200P1

Owner JAUCHIUS, KATHY JEAN Situs 2120 ROBINS LN SE # 140 SALEM OR 97306

Building 1 467 MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE (26x56) - 1456 Sqft Site 2120 ROBINS LN SE # 140 SALEM OR 97306

Details Floors Inventory Accessories Photos MS Account 131334

### Floors

Location	Dimensions	Eff Yr Built	Class	Sqft	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor	26x56	1989	6	1,456	\$131,555	\$5,099	100%	24%	\$36,672	\$36,672
Garage		1989	3	560	\$52,432	\$	100%	24%	\$12,583	\$12,583

Floor: First Floor

Year Built: 1989 Eff Yr Built: 1989

Complete %: 100%  Use Parent

% Good: 24%  Class: 6

Total Sqft: 1,456 Quality:

Dimensions: 26x56

Rooms

Room	Qty
Bedroom	2
Full Bathroom	2

Comments

Entered: \$54,660

Tabled: \$36,672

Over %: 100.000%

Final RMV: \$36,672

### Segments

Type: First Floor	Entered Sqft: 1,456	LCM: 231%
Class: 6 <input checked="" type="checkbox"/> Use Parent	Tabled Sqft: 1,456 <input checked="" type="checkbox"/>	Over %: 100%
Quality: <input type="text"/>	Sqft: 1,456	RCN: \$131,555

## AFTER VALUE SCREEN

Account 131334 Year 2024 Map 083W23A002200P1

Owner JAUCHIUS, KATHY JEAN Situs 2120 ROBINS LN SE # 140 SALEM OR 97306

### Value Summary

RMV Exemptions Allocate MAV PAVE Worksheet

#### Value

Source	Site/Bldg	Stat Class	SA	Size	Type	Pre. RMV	Trend %	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	Market MS	Exception Value	MAV	MS	Final MAV	AV
STRCT	1	467		1,352	S	\$51,198	246%	\$125,950	\$125,950	\$	\$	\$	\$125,950	\$	\$91,850	\$125,950	\$91,850	\$91,850
						\$51,198		\$125,950	\$125,950	\$	\$	\$	\$125,950	\$	\$91,850	\$125,950	\$91,850	\$91,850

#### Tax Account Totals

Code Area	Tax ID	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	MS	Market MS	Exception Value	MAV	Final MAV	AV
24010	MS-131334	\$125,950	\$125,950	\$	\$	\$	\$125,950	\$125,950	\$	\$91,850	\$91,850	\$91,850

#### Land/Impr Summary

	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	MS	Market MS	Exception Value	MAV	Final MAV	AV
MS	\$125,950	\$125,950	\$	\$	\$	\$125,950	\$125,950	\$	\$91,850	\$91,850	\$91,850

## AFTER FLOORS SCREEN FOR MA

Account 131334 Year 2024 Map 083W23A002200P1

Owner JAUCHIUS, KATHY JEAN Situs 2120 ROBINS LN SE # 140 SALEM OR 97306

### Improvements

Building 1 467 MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE - 1352 Sqft Site 2120 ROBINS LN SE # 140 SALEM OR 97306

Details Floors Inventory Accessories Photos MS Account 131334

#### Floors

Location	Dimensions	Eff Yr Built	Class	Sqft	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor		1989	6	1,352	\$123,968	\$5,101	100%	24%	\$34,853	\$34,853
Garage		1989	3	560	\$52,432	\$	100%	24%	\$12,583	\$12,583

Floor: First Floor

Year Built: 1989 Eff Yr Built: 1989

Complete %: 100%  Use Parent

% Good: 24%  Class: 6

Total Sqft: 1,352 Quality:

Dimensions:

Rooms

Room	Qty
Bedroom	2
Full Bathroom	2

Comments

Entered: \$54,660

Tabled: \$34,853

Over %: 100.000%

Final RMV: \$34,853

#### Segments

Type	Entered Sqft	LCM
First Floor	1,352 <input checked="" type="checkbox"/>	231%

Class	Use Parent	Tabled Sqft	Over %
6	<input checked="" type="checkbox"/>	0 <input type="checkbox"/>	100%

**Marion County**  
**2025 Manufactured Structure Assessment Report**  
 Account 131334  
 NOT OFFICIAL VALUES

**Code - Tax ID** 24010 - 131334

**Mailing** JAUCHIUS, KATHY JEAN  
 JAUCHIUS, SAMUEL ARTHUR  
 2120 ROBINS LN SE # 140  
 SALEM OR 97306

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Personal  
**Home ID** 259271  
**X Number** X00204673  
**Appraiser** THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 140	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$24,040	\$94,600	\$24,040	100 %		

Manufactured Structure			
<b>VIN #</b>	CC47896	<b>Stat Class</b>	467
<b>Brand</b>	GOLDENWEST	<b>Condition</b>	
<b>Model</b>	COUNTRY CLASSIC	<b>MA / SA / NH</b>	17 / 05 / 004
<b>Year Built</b>	1989	<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	1,456	26 X 56		15,214
Garage	3	560			5,220

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	690	BELOW CLASS KITCHEN	1	690
AVERAGE+ CLASS SKIRTING	166	535	ABOVE CLASS ROOF	1,456	0
ABOVE CLASS HEATING/COOLING	1,456	201			
<b>Total Inventory RMV</b>					2,116

Accessories					
Description	Eff Year Built	Sqft	Quantity	RMV	
DECK	1989	80		405	
ROOF EXTENSION OR PATIO COVER	1989	240		1,601	
ROOF EXTENSION OR PATIO COVER	1989	240		1,601	
<b>Total Accessories RMV</b>					3,607

**Marion County**  
**2024 Manufactured Structure Assessment Report**  
 Account 131334

**Code - Tax ID** 24010 - 131334

**Mailing** JAUCHIUS, KATHY JEAN  
 JAUCHIUS, SAMUEL ARTHUR  
 2120 ROBINS LN SE # 140  
 SALEM OR 97306

**Tax Status** Assessable

**Account Status** Active

**Subtype** Personal

**Home ID** 259271

**X Number** X00204673

**Appraiser** THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 140	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$130,420	\$91,850	\$91,850	246 %		

Manufactured Structure			
<b>VIN #</b>	CC47896	<b>Stat Class</b>	467
<b>Brand</b>	GOLDENWEST	<b>Condition</b>	
<b>Model</b>	COUNTRY CLASSIC	<b>MA / SA / NH</b>	17 / 05 / 004
<b>Year Built</b>	1989	<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	1,456	26 X 56		36,672
Garage	3	560			12,583

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	1,663	BELOW CLASS KITCHEN	1	1,663
AVERAGE+ CLASS SKIRTING	166	1,288	ABOVE CLASS ROOF	1,456	0
ABOVE CLASS HEATING/COOLING	1,456	485			
<b>Total Inventory RMV</b>					<b>5,099</b>

Accessories				
Description	Eff Year Built	Sqft	Quantity	RMV
DECK	1989	80		422
ROOF EXTENSION OR PATIO COVER	1989	240		1,670
ROOF EXTENSION OR PATIO COVER	1989	240		1,670
<b>Total Accessories RMV</b>				<b>3,762</b>