

# 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 #: 132928

A Current Year MAV	<u>127,280</u>				
B Certified RMV of Account*	<u>251,960</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>	<u>          </u>
E Certified Year RMV of segment with error**:	<u>73,066</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
F Trended certified RMV of segs with error to total:	<u>179,740</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G E / B = Ratio of segment with error to total:	<u>0.713</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H A x G = MAV attributed to segment:	<u>90,800</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I Corrected certified RMV of segment**:	<u>69,446</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
J Trended corrected certified RMV of segment:	<u>170,840</u>	<u>0</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>	<u>NA</u>
L H x K = Correct MAV of segment:	<u>86,300</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M A - (sum of H) = MAV not affected by error:	<u>36,480</u>				
N L + (sum of M) = Corrected Current Year MAV:	<u>122,780</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 = 122,780 By: ZH 10/16/24  
 Reviewed By: SR 11/22/24

lak 11.25.24  
 MBH 12/12/24

2024 TEST 132928

### BEFORE VALUE SCREEN

Account 132928 Year 2024 Map 083W23D000100P1

Owner DELURY, BETTIE SHAREEN Situs 2120 ROBINS LN SE # 210 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	468		1,935	S	\$102,422	246%	\$251,960	\$251,960	\$	\$	\$	\$251,960	\$	\$123,580	\$251,960	\$123,580	\$123,580
						\$102,422		\$251,960	\$251,960	\$	\$	\$	\$251,960	\$	\$123,580	\$251,960	\$123,580	\$123,580

#### 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-132928	\$251,960	\$251,960	\$	\$	\$	\$251,960	\$251,960	\$	\$123,580	\$123,580	\$123,580

#### Land/Impr Summary

	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	MS	Market MS	Exception Value	MAV	Final MAV	AV
MS	\$251,960	\$251,960	\$	\$	\$	\$251,960	\$251,960	\$	\$123,580	\$123,580	\$123,580

#### Exceptions

### BEFORE FLOOR SCREEN

Account 132928 Year 2024 Map 083W23D000100P1

Owner DELURY, BETTIE SHAREEN Situs 2120 ROBINS LN SE # 210 SALEM OR 97306

Location	Dimensions	Eff Yr Built	Class	SqFt	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor		1995	6	1,935	\$172,268	\$12,773	100%	35%	\$73,066	\$73,066
Garage		1995	3	720	\$60,919	\$	100%	35%	\$21,321	\$21,321

**Floor** First Floor

Year Built 1995 Eff Yr Built 1995

Complete % 100%  Use Parent

% Good 35%  Class 6

Total Sqft 1,935 Quality

Dimensions

**Rooms**

Room	Qty
Bedroom	3
Full Bathroom	2

**Comments**

Entered \$105,900

Tabled \$73,066

Over % 100.000%

Final RMV \$73,066

#### Segments

Type	Entered Sqft	LCM
First Floor	1,935 <input checked="" type="checkbox"/>	231%

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

Quality  Sqft 1,935  RCN \$172,268

#### Inventory

# AFTER VALUE SCREEN

## 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	468		1,798	S	\$98,802	246%	\$243,050	\$243,050	\$	\$	\$	\$243,050	\$	\$123,580	\$243,050	\$123,580	\$123,580
						\$98,802		\$243,050	\$243,050	\$	\$	\$	\$243,050	\$	\$123,580	\$243,050	\$123,580	\$123,580

## 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-132928	\$243,050	\$243,050	\$	\$	\$	\$243,050	\$243,050	\$	\$123,580	\$123,580	\$123,580

## Land/Impr Summary

	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	MS	Market MS	Exception Value	MAV	Final MAV	AV
MS	\$243,050	\$243,050	\$	\$	\$	\$243,050	\$243,050	\$	\$123,580	\$123,580	\$123,580

# AFTER FLOOR SCREEN

Location	Dimensions	Eff Yr Built	Class	SqFt	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor		1995	6	1,798	\$161,876	\$12,790	100%	35%	\$69,446	\$69,446
Garage		1995	3	720	\$60,919	\$	100%	35%	\$21,321	\$21,321

Floor: First Floor

Year Built: 1995 Eff Yr Built: 1995

Complete %: 100%  Use Parent

% Good: 35%  Class: 6

Total Sqft: 1,798 Quality:

Dimensions:

Rooms

Room	Qty
Bedroom	3
Full Bathroom	2

Comments

Entered: \$105,900

Tabled: \$69,446

Over %: 100.000%

Final RMV: \$69,446

## Segments

Type: First Floor Entered Sqft: 1,798  LCM: 231%

Class: 6  Use Parent Tabled Sqft: 0  Over %: 100%

Quality:  Sqft: 1,798 RCN: \$161,876

## Inventory

Code	Description	Size	Qty	Class	QA	Tabled RCN	Apply LCM	LCM	RCN	% Good	Tabled RMV	Entered RMV	OR %	Value	RMV
HVAC+	ABOVE CLASS HEATING/COOLING	1,798	0	6		\$989	<input checked="" type="checkbox"/>	231%	\$2,285	35%	\$800	\$	100%	Tabled	\$800

**Marion County**  
**2025 Manufactured Structure Assessment Report**  
 Account 132928  
 NOT OFFICIAL VALUES

**Code - Tax ID** 24010 - 132928

**Mailing** DELURY, BETTIE SHAREEN  
 2120 ROBINS LN SE # 210  
 SALEM OR 97306

**Tax Status** Assessable

**Account Status** Active

**Subtype** Personal

**Home ID** 278468

**X Number** X00230624

**Appraiser** THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 210	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$44,700	\$127,280	\$44,700	100 %		

Manufactured Structure			
<b>VIN #</b>	BD14354	<b>Stat Class</b>	468
<b>Brand</b>	GOLDENWEST	<b>Condition</b>	
<b>Model</b>	BRADBURY	<b>MA / SA / NH</b>	17 / 05 / 004
<b>Year Built</b>	1995	<b>Rooms</b>	3-BD,2-FB
<b>Sticker #</b>			

Real Property			
<b>Real Account ID</b>	571977	<b>MA / SA / NH</b>	06 / 07 / 000
<b>Map</b>	083W23D000100	<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	1,935			28,919
Garage	3	720			8,439

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
ADDITIONAL BATHROOM FIXTURE	1	1,120	ABOVE CLASS HEATING/COOLING	1,935	310
BATH - FULL	2	960	ABOVE CLASS KITCHEN	1	1,760
AVERAGE+ CLASS SKIRTING	202	905	ABOVE CLASS ROOF	1,935	0
<b>Total Inventory RMV</b>					<b>5,055</b>

Accessories					
Description		Eff Year Built	Sqft	Quantity	RMV
DECK		1995	536		3,430
ROOF EXTENSION OR PATIO COVER		1995	422		3,916
<b>Total Accessories RMV</b>					<b>7,346</b>

**Marion County**  
**2024 Manufactured Structure Assessment Report**  
 Account 132928

**Code - Tax ID** 24010 - 132928

**Mailing** DELURY, BETTIE SHAREEN  
 2120 ROBINS LN SE # 210  
 SALEM OR 97306

**Tax Status** Assessable

**Account Status** Active

**Subtype** Personal

**Home ID** 278468

**X Number** X00230624

**Appraiser** THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 210	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$251,960	\$123,580	\$123,580	246 %		

Manufactured Structure			
<b>VIN #</b>	BD14354	<b>Stat Class</b>	468
<b>Brand</b>	GOLDENWEST	<b>Condition</b>	
<b>Model</b>	BRADBURY	<b>MA / SA / NH</b>	17 / 05 / 004
<b>Year Built</b>	1995	<b>Rooms</b>	3-BD,2-FB
<b>Sticker #</b>			

Real Property			
<b>Real Account ID</b>	571977	<b>MA / SA / NH</b>	06 / 07 / 000
<b>Map</b>	083W23D000100	<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	1,935			73,066
Garage	3	720			21,321

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
ADDITIONAL BATHROOM FIXTURE	1	2,830	ABOVE CLASS HEATING/COOLING	1,935	783
BATH - FULL	2	2,426	ABOVE CLASS KITCHEN	1	4,447
AVERAGE+ CLASS SKIRTING	202	2,287	ABOVE CLASS ROOF	1,935	0
<b>Total Inventory RMV</b>					<b>12,773</b>

Accessories					
Description		Eff Year Built	Sqft	Quantity	RMV
DECK		1995	536		3,752
ROOF EXTENSION OR PATIO COVER		1995	422		4,283
<b>Total Accessories RMV</b>					<b>8,035</b>