

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 Account #: 354734

A Current Year MAV	<u>176,740</u>				
B Certified RMV of Account*	<u>447,560</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>122,790</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
F Trended certified RMV of segs with error to total:	<u>302,060</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G E / B = Ratio of segment with error to total:	<u>0.675</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H A x G = MAV attributed to segment:	<u>119,280</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I Corrected certified RMV of segment**:	<u>116,470</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
J Trended corrected certified RMV of segment:	<u>286,520</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
K I / E = Proportional correction:	<u>0.949</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
L H x K = Correct MAV of segment:	<u>113,140</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M A - (sum of H) = MAV not affected by error:	<u>57,460</u>				
N L + (sum of M) = Corrected Current Year MAV:	<u>170,600</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 = 170,600 By: ZH 10/16/24
 Reviewed By: SR 11/22/24

lak 11.25.24
 MBH 12/4/24

24-25 354734 BEFORE VALUE SCREEN

Save Transaction 2024 - 4241964 / Account 354734 / Value Summary Research Mode Operation: MAINTENANCE - Task: Data Entry - Assigned To: LAURA KIMMEL

Account 354734 Year 2024 Map 083W23D000100P1 Account Land Impr. Value Misc. 1 of 1

Owner LYON, CHERRI & LYON, JERRY Situs 2120 ROBINS LN SE # 211 SALEM OR 97306

Value Summary

RMV Exemptions Allocate MAV PAVE Worksheet

Value

Code Area	Value Source	Site/Bldg	Stat Class	SA	Size	Type	Pre. RMV	Trend %	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	Market M5	Exception Value	MAV	M5	Final
14010	MANF STRCT	1	457		1,404	S	\$181,934	246%	\$447,560	\$447,560	\$	\$	\$	\$447,560	\$	\$171,600	\$447,560	\$
							\$181,934		\$447,560	\$447,560	\$	\$	\$	\$447,560	\$	\$171,600	\$447,560	\$

Max Account Totals

Code Area	Tax ID	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception Value	MAV	Final MAV	AV
14010	MS-354734	\$447,560	\$447,560	\$	\$	\$	\$447,560	\$447,560	\$	\$171,600	\$171,600	\$171,600

Grand/Impr Summary

	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception Value	MAV	Final MAV	AV
MS	\$447,560	\$447,560	\$	\$	\$	\$447,560	\$447,560	\$	\$171,600	\$171,600	\$171,600

Exemptions

BEFORE FLOORS SCREEN FOR MA

Account 354734 Year 2024 Map 083W23D000100P1 Account Land Impr. Value Misc. 1 of 1

Owner LYON, CHERRI & LYON, JERRY Situs 2120 ROBINS LN SE # 211 SALEM OR 97306

Improvements

Building 1 457 MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE (52x27) - 1404 Sqft Site 2120 ROBINS LN SE # 211 SALEM OR 97306 1 of 1

Details Floors Inventory Accessories Photos MS Account 354734

Floors

Location	Dimensions	Eff Yr Built	Class	SqFt	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor	52x27	2018	5	1,404	\$113,687	\$17,062	100%	93%	\$122,790	\$122,790
Garage		2018	3	672	\$53,601	\$	100%	93%	\$49,848	\$49,848

Floor: First Floor

Year Built: 2018 Eff Yr Built: 2018

Complete %: 100% Use Parent

% Good: 93% Class: 5

Total Sqft: 1,404 Quality:

Dimensions: 52x27

Rooms

Room	Qty
Bedroom	3
Full Bathroom	2

Comments

Entered: \$172,110

Tabled: \$122,790

Over %: 100.000%

Final RMV: \$122,790

Segments

Type	Entered Sqft	LCM
First Floor	1,404 <input type="checkbox"/>	231%

Class	Tabled Sqft	Over %
5 <input checked="" type="checkbox"/> Use Parent	1,404 <input checked="" type="checkbox"/>	100%

AFTER VALUE SCREEN

Account 354734 Year 2024 Map 083W23D000100P1

Account Land Impr. Value Misc. 1 of 1

Owner LYON, CHERRI & LYON, JERRY Situs 2120 ROBINS LN SE # 211 SALEM OR 97306

Value Summary

RMV Exemptions Allocate MAV PAVE Worksheet

Value

Source	Site/Blgd	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	457		1,296	S	\$175,614	246%	\$432,010	\$432,010	\$	\$	\$	\$432,010	\$	\$171,600	\$432,010	\$171,600	\$171,600
						\$175,614		\$432,010	\$432,010	\$	\$	\$	\$432,010	\$	\$171,600	\$432,010	\$171,600	\$171,600

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-354734	\$432,010	\$432,010	\$	\$	\$	\$432,010	\$432,010	\$	\$171,600	\$171,600	\$171,600

Land/Impr Summary

	Total RMV	Tax. RMV	Exempt RMV	SAV	MSAV	MS	Market MS	Exception Value	MAV	Final MAV	AV
MS	\$432,010	\$432,010	\$	\$	\$	\$432,010	\$432,010	\$	\$171,600	\$171,600	\$171,600

Exemptions

AFTER FLOORS SCREEN

Account 354734 Year 2024 Map 083W23D000100P1

Account Land Impr. Value Misc. 1 of 1

Owner LYON, CHERRI & LYON, JERRY Situs 2120 ROBINS LN SE # 211 SALEM OR 97306

Details Floors Inventory Accessories Photos MS Account 354734

Floors

Location	Dimensions	Eff Yr Built	Class	SqFt	RCN	Inventory	Comp %	% Good	Adj RCN	RMV
First Floor		2018	5	1,296	\$106,891	\$17,062	100%	93%	\$116,470	\$116,470
Garage		2018	3	672	\$53,601	\$	100%	93%	\$49,848	\$49,848

Floor: Garage

Year Built: 2018 Eff Yr Built: 2018

Complete %: 100% Use Parent

% Good: 93% Class: 3

Total Sqft: 672 Quality:

Dimensions:

Rooms Comments

Room	Qty

Entered: \$66,800

Tabled: \$49,848

Over %: 100.000%

Final RMV: \$49,848

Segments

Type	Attached - Unfinished	Entered Sqft	672	LCM	231%
Class	3 <input checked="" type="checkbox"/> Use Parent	Tabled Sqft	0 <input type="checkbox"/>	Over %	100%
Quality		Sqft	672	RCN	\$53,601

Inventory

Marion County
2025 Manufactured Structure Assessment Report
 Account 354734
 NOT OFFICIAL VALUES

Code - Tax ID 24010 - 354734
Mailing LYON, CHERRI & LYON, JERRY
 2120 ROBINS LN SE # 211
 SALEM OR 97306

Tax Status Assessable
Account Status Active
Subtype Personal
Home ID 395990
X Number
Appraiser THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 211	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$82,220	\$176,740	\$82,220	100 %		

Manufactured Structure			
VIN #	KQ9103575AB	Stat Class	457
Brand	SKYLINE	Condition	
Model	RAMADA	MA / SA / NH	17 / 05 / 004
Year Built	2018	Rooms	3-BD,2-FB
Sticker #			

Real Property			
Real Account ID	571977	MA / SA / NH	06 / 07 / 000
Map	083W23D000100	Property Class	707
Park Name	TERRACE LAKE	RMV Class	707
Comments	LEVEL 2 LS89 092420//		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	5	1,404	52 X 27		52,012
Garage	3	672			21,115

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	2,730	AVERAGE CLASS KITCHEN	1	1,820
AVERAGE+ CLASS SKIRTING	150	1,911	ABOVE CLASS ROOF	1,404	0
ABOVE CLASS HEATING/COOLING	1,404	766			
Total Inventory RMV					7,227

Accessories					
Description	Eff Year Built	Sqft	Quantity	RMV	
DECK	2018	196		3,924	
ROOF EXTENSION OR PATIO COVER	2018	196		5,172	
Total Accessories RMV					9,096

Marion County
2024 Manufactured Structure Assessment Report
 Account 354734

Code - Tax ID 24010 - 354734
Mailing LYON, CHERRI & LYON, JERRY
 2120 ROBINS LN SE # 211
 SALEM OR 97306

Tax Status Assessable
Account Status Active
Subtype Personal
Home ID 395990
X Number
Appraiser THERESA SWEARINGEN

Situs Address	City
2120 ROBINS LN SE # 211	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
24010	\$447,560	\$171,600	\$171,600	246 %		

Manufactured Structure			
VIN #	KQ9103575AB	Stat Class	457
Brand	SKYLINE	Condition	
Model	RAMADA	MA / SA / NH	17 / 05 / 004
Year Built	2018	Rooms	3-BD,2-FB
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Real Account ID	571977	MA / SA / NH	06 / 07 / 000
Map	083W23D000100	Property Class	707
Park Name	TERRACE LAKE	RMV Class	707
Comments	LEVEL 2 LS89 092420//		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	5	1,404	52 X 27		122,790
Garage	3	672			49,848

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	6,445	AVERAGE CLASS KITCHEN	1	4,297
AVERAGE+ CLASS SKIRTING	150	4,511	ABOVE CLASS ROOF	1,404	0
ABOVE CLASS HEATING/COOLING	1,404	1,809			
Total Inventory RMV					17,062

Accessories					
Description		Eff Year Built	Sqft	Quantity	RMV
DECK		2018	196		4,010
ROOF EXTENSION OR PATIO COVER		2018	196		5,286
Total Accessories RMV					9,296