

Rural Work Order Cover Sheet

RAM Transaction #: 793440 Recording Date: 1/15/2025 Year: 25 - 26

Account Numbers Involved: 560768, 611920

(New accounts in Green, Cancelled accounts in Red)

Sequence #1: SIZE CORRECTION (-.37) 560768

Sequence #2: AREA DEDICATED PER PLAT (-0.14) 560768

Sequence #3: PARTITION PLAT PER MARION COUNTY PARTITION CAXE 23-019. 611920 SEGREGATED OUT
OF 560768 (-2.71)

Sequence #4: PARTITION PLAT PER MARION COUNTY PARTITION CAXE 23-019. 611920 SEGREGATED OUT
OF 560768 (+ 2.71)

Sequence #5:

Sequence #6:

Check For:				Forms Included:			
	Yes	No		Yes	No		✓
Move Building Permits	☐	☒	Multi-Section	☐	☒	RAM Report	☒
Move Photos	☐	☒	Tagged for 2 nd year Reset	☒	☐	Processing Forms	☒
Update Apex	☐	☒	Exemptions	☐	☒	Before and After Maps	☒
Update Account Notes	☒	☐	Update Tracker	☒	☐	Multi-Section Processing Form	☐
PAT LIAB Updates	☐	☐				Calculation Form(s)	☒

Miscellaneous Notes: 25 BALANCE 26 RESET

Forms Completed By: MDL

Date: 4/29/25

Appraisal Review: WW

Date: 5/20/25

Data Entry: CWO

Date: 6/15/25

Tax Year	Account ID	MTL	Transaction	Voucher Sequence	Recorded Date	Operation	Voucher Notes	Code	+/- Size	Size Type
2025	560768	093W23B000800	793440	1	1/15/2025 8:40	SIZE CHANGE	SIZE CORRECTION	14530	-0.37	A
2025	560768	093W23B000800	793440	2	1/15/2025 8:40	DEDICATION	AREA DEDICATED PER PLAT	14530	-0.14	A
2025	560768	093W23B000800	793440	3	1/15/2025 8:40	PARTITION PLAT - FROM	PARTITION PLAT PER MARION COUNTY PARTITION CASE 23- 019. 611920 SEGREGATED OUT OF 560768	14530	-2.71	A
2025	611920	093W23B000801	793440	4	1/15/2025 8:40	PARTITION PLAT - TO	PARTITION PLAT PER MARION COUNTY PARTITION CASE 23- 019. 611920 SEGREGATED OUT OF 560768	14530	2.71	A

Rural Work Order Processing Form

One Page Per Account

Sequence #: 1 of 4 Account Number: 560768 MTL: 093W23B000800 RAM Transaction ID: 793440

Type: ☐ COM ☐ LLA ☐ PPT ☐ SEG ☐ SUB ☒ AC ☐ R of W ☐ Vacate ☐ Map Maintenance

Account Details

Ma Sa Nh: 07 06 006 Prop Class: 401 RMV Class: 401 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
560768	14560		4HD	004	RURAL AT MARKET	5.13	NREST	

Acreage Balance	Beginning Acres:	5.50	Ending Acres:	5.13	Net Gained or Lost:	-0.37
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Improvements

Account From	Code Area	Imp ID	Stat Class	Description & Size	Account From	Code Area	Imp ID	Stat Class	Description & Size

Adjustments: _____

Exception

New MAV: 199,520

☒ Sys Calc

☐ No Change to MAV

2024 Property Appraisal Value Summary Account ID 560768

Map 093W23B000800 Appraisal Area 07-06-006 RMV Class 401 Property Class 401 Situs

Value Summary

MARION County

Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Rural at MKT 5.13 Acres	\$234,580	\$234,580	\$0	100.000%	\$0	\$0	\$234,580	\$234,580	\$0	\$180,210	\$180,210
351 FARM BLDG 3600 Sqft	\$19,570	\$19,570	\$0	100.000%	\$0	\$0	\$19,570	\$19,570	\$0	\$8,950	\$8,950
108 RESIDENCE 0 Sqft	\$20,610	\$20,610	\$0	122.000%	\$0	\$0	\$20,610	\$20,610	\$0	\$7,270	\$7,270
	\$274,760	\$274,760	\$0		\$0	\$0	\$274,760	\$274,760	\$0	\$196,430	\$196,430

Tax Account Totals

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
14530	560768	\$274,760	\$274,760	\$0	\$0	\$0	\$274,760	\$274,760	\$0	\$196,430	\$196,430

Land / Impr Summary

	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Land	\$234,580	\$234,580	\$0	\$0	\$0	\$234,580	\$234,580	\$0	\$180,210	\$180,210
Impr	\$40,180	\$40,180	\$0	\$0	\$0	\$40,180	\$40,180	\$0	\$16,220	\$16,220
MS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Exceptions

Source	Type	Item Description	Year Added	Year Used	RMV	CPR	Ratio RMV
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After AC

Before PPT

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. **Items E & I require specific values which come from Property Appraisal.*

Year for: 25-26

Account #: 560768

A	Current Year MAV	<u>202,320</u>				
B	Certified RMV of Non-Specially Assessed Segs.	<u>278,610</u>				
C	Certified Year Trend:	<u>1.00</u>	(Ex. 130 Trend = 1.3, 80 Trend = 0.8, No Trend =1.00)			
D	Seg with error (example: First Floor, Attic, etc.):	<u>LAND1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
E	Certified Year RMV of segment with error:	<u>238,430</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
F	Trended certified RMV of segs with error to total:	<u>238,430</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G	E / B = Ratio of segment with error to total:	<u>0.856</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H	A x G = MAV attributed to segment:	<u>173,140</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I	Corrected certified RMV of segment:	<u>234,580</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
J	Trended corrected certified RMV of segment:	<u>234,580</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
K	I / E = Proportional correction:	<u>0.984</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
L	H x K = Correct MAV of segment:	<u>170,340</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M	A - (sum of H) = MAV not affected by error:	<u>29,180</u>				
N	L + (sum of K) = Corrected Current Year MAV:	<u>199,520</u>				

Input Clerk

MAV = 199,520 By: WW

Reviewed By: BES

Rural Work Order Processing Form

One Page Per Account

Sequence #: 2 of 4 Account Number: 560768 MTL: 093W23B000800 RAM Transaction ID: 793440

Type: ☐ COM ☐ LLA ☐ PPT ☐ SEG ☐ SUB ☐ AC ☐ R of W ☐ Vacate ☒ Map Maintenance

Account Details

Ma Sa Nh: 07 06 006 Prop Class: 401 RMV Class: 401 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
560768	14560		4HD	004	RURAL AT MARKET	4.99	NREST	

Acreage Balance	Beginning Acres:	5.13	Ending Acres:	4.99	Net Gained or Lost:	-0.14
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Improvements

Account From	Code Area	Imp ID	Stat Class	Description & Size	Account From	Code Area	Imp ID	Stat Class	Description & Size

Adjustments: _____

Exception

New MAV: 198,420

☐ Sys Calc

☐ No Change to MAV

2024 Property Appraisal Value Summary Account ID 560768

Map 093W23B000800

Appraisal Area 07-06-006

MARION County

RMV Class 401

Property Class 401

Situs

Value Summary

Value Source	Total RMV	Tax RMV	Exempt RMV	Trend %	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Rural at MKT 4.99 Acres	\$233,060	\$233,060	\$0	100.000%	\$0	\$0	\$233,060	\$233,060	\$0	\$180,210	\$180,210
351 FARM BLDG 3600 Sqft	\$19,570	\$19,570	\$0	100.000%	\$0	\$0	\$19,570	\$19,570	\$0	\$8,950	\$8,950
108 RESIDENCE 0 Sqft	\$20,610	\$20,610	\$0	122.000%	\$0	\$0	\$20,610	\$20,610	\$0	\$7,270	\$7,270
	\$273,240	\$273,240	\$0		\$0	\$0	\$273,240	\$273,240	\$0	\$196,430	\$196,430

Tax Account Totals

Code Area	Tax ID	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
14530	560768	\$273,240	\$273,240	\$0	\$0	\$0	\$273,240	\$273,240	\$0	\$196,430	\$196,430

Land / Impr Summary

	Total RMV	Tax RMV	Exempt RMV	SAV	MSAV	M5	Market M5	Exception	MAV	AV
Land	\$233,060	\$233,060	\$0	\$0	\$0	\$233,060	\$233,060	\$0	\$180,210	\$180,210
Impr	\$40,180	\$40,180	\$0	\$0	\$0	\$40,180	\$40,180	\$0	\$16,220	\$16,220
MS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Exceptions

Source	Type	Item Description	Year Added	Year Used	RMV	CPR	Ratio RMV
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after map mant

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. **Items E & I require specific values which come from Property Appraisal.*

Year for: 25-26 Account #: 560768

A	Current Year MAV	<u>199,520</u>				
B	Certified RMV of Non-Specially Assessed Segs.	<u>274,760</u>				
C	Certified Year Trend:	<u>1.00</u>	(Ex. 130 Trend = 1.3, 80 Trend = 0.8, No Trend =1.00)			
D	Seg with error (example: First Floor, Attic, etc.):	<u>LAND1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
E	Certified Year RMV of segment with error:	<u>234,580</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
F	Trended certified RMV of segs with error to total:	<u>234,580</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
G	E / B = Ratio of segment with error to total:	<u>0.854</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
H	A x G = MAV attributed to segment:	<u>170,340</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
I	Corrected certified RMV of segment:	<u>233,060</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
J	Trended corrected certified RMV of segment:	<u>233,060</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
K	I / E = Proportional correction:	<u>0.994</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
L	H x K = Correct MAV of segment:	<u>169,240</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
M	A - (sum of H) = MAV not affected by error:	<u>29,180</u>				
N	L + (sum of K) = Corrected Current Year MAV:	<u>198,420</u>				

Input Clerk

MAV = 198,420 By: WW

Reviewed By:

Rural Work Order Processing Form

One Page Per Account

Sequence #: 3 of 4 Account Number: 560768 MTL: 093W23B000800 RAM Transaction ID: 793440

Type: ☐ COM ☐ LLA ☒ PPT ☐ SEG ☐ SUB ☐ AC ☐ R of W ☐ Vacate ☐ Map Maintenance

Account Details

Ma Sa Nh: 07 06 006 Prop Class: 401 RMV Class: 401 Part of Unit: Yes ☒ or No ☐

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
560768	14560		4HD	004	RURAL AT MARKET	2.28	NREST	

Acreage Balance	Beginning Acres:	4.99	Ending Acres:	2.28	Net Gained or Lost:	-2.71
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Improvements

Account From	Code Area	Imp ID	Stat Class	Description & Size	Account From	Code Area	Imp ID	Stat Class	Description & Size
				NO CHANGE					

Adjustments: _____

Exception

New MAV: 106,510 ☐ Sys Calc ☐ No Change to MAV

Rural Work Order Processing Form

One Page Per Account

Sequence #: 4 of 4 Account Number: 611920 MTL: 093W23B000801 RAM Transaction ID: 793440

Type: ☐ COM ☐ LLA ☒ PPT ☐ SEG ☐ SUB ☐ AC ☐ R of W ☐ Vacate ☐ Map Maintenance

Account Details

Ma Sa Nh: 07 06 006 Prop Class: 400 RMV Class: 400 Part of Unit: Yes ☐ or No ☒

Land Fragment

Account From	Code Area	Liab Yr	Land Class	LUC	Value Source	# of Acres	Zone	Land Adjustments
560768	14560		4HD	004	RURAL AT MARKET	2.71	NREST	

Acreage Balance	Beginning Acres:	0	Ending Acres:	2.71	Net Gained or Lost:	2.71
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Improvements

Account From	Code Area	Imp ID	Stat Class	Description & Size	Account From	Code Area	Imp ID	Stat Class	Description & Size

Adjustments: _____

Exception

New MAV: 91,910 ☐ Sys Calc ☐ No Change to MAV

Segregation 1 - 2

	Parent Before	Parent After	Child	
Account Number:	560768	560768	611920	
Certified Land RMV*:	233060	106490	126570	
Certified OSD*:	0		0	0
Certified Imps:	40180	40180	0	40180
RMV:	273240	146670	126570	
MAV**:	198420	106510	91910	198420
MAV/RMV Ratio:	0.726174791			
Size:	4.99	2.28	2.71	4.99

MAV Reset Year:	25-26		
MASAnh:		07 06 006	07 06 006
RMV Class:		401	400
Prop Class:		401	400
Land Use Code:		4	4
Fran. Appraiser:		MDL	MDL

By: MDL
Date: 4/29/2025

OSD Balanced
Imps Balanced
MAV Balanced
Size Balanced

Comments:

WW 5.20.25

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 <u>AND</u> 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

