

LOT 78 UNIT 12 THREE RIVER ESTAT
454-33, 743-2125, 896-1421, 896-

HIZER LINDA DIANA
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2025

00-00-00-00893-020

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	100000.12	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	79,000
UOP	480	25		120	7,315
TOTALS	1,776			1,416	86,314

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,416	117.9000	110.83	156,935	2003	2003	0	0	0	45.00	55.00
1 MANUF 1 100% - 2004 Heated Area: 1296 HX Base Yr 2004												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/30/2024 MLU												

EXTRA FEATURES											INC DATE			AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,100	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
7	0261	PRCH,UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	