LOT 20, UNIT 21 THREE RIVERS EST
493-151, 881-1259, 924-366, WD 1

BOWER ESTELLE C/BOWER WILLIAM M
2465 OLD TURNPIKE RD
MT HOLLY, VT 05758

2025

00-00-00-01309-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

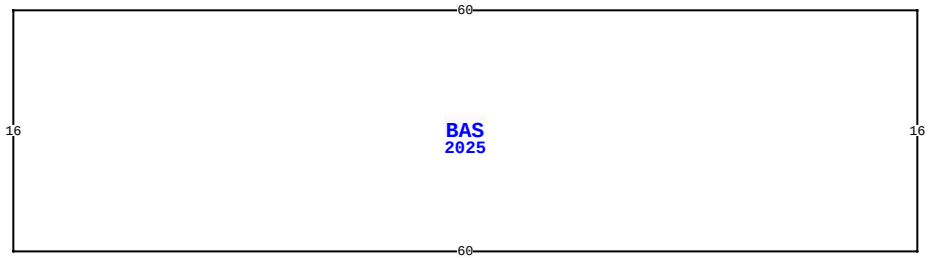
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		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	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2025	960	104,787
TOTALS	960			960	104,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	960	112.5000	111.38	106,925	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 960 HX Base Yr



1795 SW NEWRAK DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 JB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	104,786
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	132,286
SOH/AGL Deduction	0
ASSESSED VALUE	132,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,286
TOTAL JUST VALUE	132,286
NCON VALUE	112,286
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048969	Mobile Home		01/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1306	7/07/2023	WD	Q	I	01	31,000
GRANTOR: HFLP LLC						
GRANTEE: BOWER ESTELLE C						
1435/1176	4/20/2021	WD	Q	I	01	21,500
GRANTOR: FLANDERS TIMOTHY A						
GRANTEE: HFLP, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,16] E60 S16 W60 N16 $
.

EXTRA FEATURES

LN	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
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	200.00	400.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/09/2024 BY randall Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/15/2025 BY SYS