COMM SW COR OF N1/2 OF SE1/4, RU
N 151.34 FT, RUN NW 229.92 FT FO
CONT NW 109.64 FT, N 305.50 FT E

PAIVA JOHN
2531 N MAIN ST
FALL RIVER, MA 02720

2026

06-3S-16-02003-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

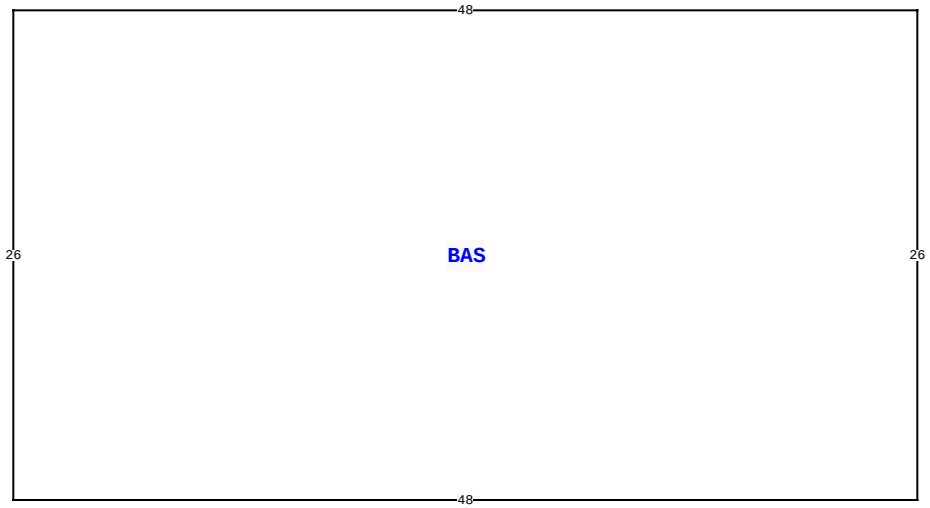
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	81,510
TOTALS	1,248			1,248	81,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	113.9000	107.07	133,623	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 0% - 0 Heated Area: 1248 HX Base Yr



529 NW OGDEN LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,510
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	22,400
TOTAL MARKET VALUE	110,910
SOH/AGL Deduction	0
ASSESSED VALUE	110,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,910
TOTAL JUST VALUE	110,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2434	2/22/2017	WD	U	I	18	42,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JOHN PAIVA						
1326/1677	2/23/2016	WD	U	I	18	0
GRANTOR: BANK OF AMERICA (SUCC						
GRANTEE: SECRETARY HOUSING &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.00	0.00	2.00	AC		1.00	1.00	0.80	14,000.00	11,200.00	22,400							

REVIEW DATE 01/12/2023 BY KS Total Acres: 2.00 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 11/18/2025 BY SYS