

DOLAN MARK
711 N MAIN ST
WATER VALLEY, MS 38965-2116

12-3S-15-00167-021

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

19

COMMON BRK 80

Exterior Wall

31

VINYL SID 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

12

HARDWOOD 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

01

NONE 100

Architectual

1.

1. 100

Units

05

CONV 100

Condition Adj

0

100

Kitchen Adjus

03

03 100

Quality

01

01 100

DOR CODE

07

07

MAP NUM

0100

SINGLE FAMILY

NEIGHBORHOOD/LOC

MKT AREA

01

TOTALS

2,636

2,075

198,178

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,822

100

1,822

174,015

FCP

484

25

121

11,557

FSP

96

40

38

3,630

FSP

234

40

94

8,977

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,075

120.7844

135.28

280,706

1997

1997

0

0

0

29.40

70.60

MARKET ADJUSTMENTS

HEATED AREA: 1822

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025

MLU

EXTRA FEATURES

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

0190

FPLC PF

0

0

0

0

1.00

UT

1,200.00

1,200.00

100

1997

1997

3

100

1,200

2

0166

CONC,PAVMT

0

0

0

0

1,158.00

UT

1.50

1.50

100

1997

1997

3

100

1,737

3

0070

CARPORT UF

0

0

0

0

1.00

UT

0.00

0.00

100

2013

2013

3

100

750

4

0169

FENCE/WOOD

0

0

0

0

1.00

UT

1,500.00

1,500.00

100

2023

2022

100

1,500

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0100

C

SFR

0

A-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

01/25/2023

BY

KS

Total Acres:

4.01

Total Land Value:

55,000

Market:

0

Agricultural:

0

Common:

55,000

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COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

198,178

TOTAL MARKET OB/XF VALUE

5,187

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

258,365

SOH/AGL Deduction

0

ASSESSED VALUE

258,365

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

258,365

TOTAL JUST VALUE

258,365

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

261,313

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VALUE

RSN CD

SALE PRICE

1349/1290

8/21/2017

LE

U

I

14

100

GRANTOR:WINIFRED G DOLAN (LIF

GRANTEE:MARK K DOLAN (RMDR)

0834/0581

1/28/1997

WD

Q

V

28,000

GRANTOR:ROBERTS LAND & TIMBER

GRANTEE:WINIFRED G DOLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= W16 S6 E16 N6\$ S6 W16 S2 L2 D2 S6 D2 R2 S17
FSP= S6 E39 N6 W39\$ E54 N35 W2 U2 L2 W4 L2 D2 W3 FCP= N22
W22 S22 E22\$ W22\$.