



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	01	CONV 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	06
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NEIGHBORHOOD/LOC	22416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,074

TOTALS	1,620			1,620	97,074
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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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

TOTAL OB/XF	9,800																
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N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE	04/04/2025	BY	KS	Total Acres:	1.01	Total Land Value:	22,500	Market:	0	Agricultural:	0	Common:	22,500	PRINTED 11/18/2025 BY SYS									
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.9000	108.95	176,499	2003	2003	0	0	0	45.00	55.00

1 MANUF 1

100% - 2007

Heated Area: 1620

HX Base Yr 2007

27

60

27

60

BAS

PUR DATE

LCI DATE

VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				97,074	
TOTAL MARKET OB/XF VALUE				9,800	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				129,374	
SOH/AGL Deduction				58,383	
ASSESSED VALUE				70,991	
TOTAL EXEMPTION VALUE		HX HB		45,991	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				129,374	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				129,374	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23754	M H	493	10/24/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1055/0214	7/29/2005	WD	Q	V		19,500	

GRANTOR: CRAPPS & CHERRY							
GRANTEE: NIELSEN & DURAND (							

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27\$.