

LOTS 8, 9 & 10 BLK 21 COUNTRY CL
WD 1018-1568, QC 1282-2426, WD 1

CHRISTENSEN PETER/CHRISTENSEN LINDA
19 WILTON RD #14, PMB 106
PETERBOROUGH, NH 03458

2026

34-3S-17-07089-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 03 03

DOR CODE 2802MH PARK

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	29,235
TOTALS	1,344			1,344	29,235

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	0259	MHP HOOKUP	0	0	0	0	5.00	UT	4,300.00	4,300.00	100	0	0	3	100	21,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	25	1993	1993	3	25	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

L 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	0210	C	TRLR PARK	0		RSF-	2150.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/09/2022 BY JB

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,344	90.6390	54.38	73,087	1993	1993	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr												
24 56 BAS 24 56												
141 SE BEECH ST, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

TOTAL OB/XF 21,700																
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
1	0259	MHP HOOKUP	0	0	0	0	5.00	UT	4,300.00	4,300.00	100	0	0	3	100	21,500
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	25	1993	1993	3	25	100
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100

LAND DESCRIPTION

L 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	0210	C	TRLR PARK	0		RSF-	2150.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/09/2022 BY JB Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 5 2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		77,976	
TOTAL MARKET OB/XF VALUE		21,700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		118,176	
SOH/AGL Deduction		6,041	
ASSESSED VALUE		112,135	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		112,135	
TOTAL JUST VALUE		118,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,176	

BLDG:5:1: LOT 5

XFOB:5:1: CANDACE MH

BLDG:4:1: LOT 4

XFOB:4:1: SHERIDAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044281	Electrical Servic	0	04/26/2022
000044282	Electrical Servic	0	04/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0139	12/30/2015	WD	Q	I	01	150,000
GRANTOR: NEW IMAGE PROPERTIES,						
GRANTEE: PETER & LINDA CHRIS						
1285/0490	11/24/2014	WD	Q	I	01	129,000
GRANTOR: THOMAS A & SHELLEY A						
GRANTEE: NEW IAMAGE PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W56 S24 E56 N24\$.	

PRINTED 11/18/2025 BY SYS

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BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														PAGE 2 of 5				2	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		26		ALM SIDING 100		0800		02		840		83.3490		50.01		42,008		1983		1983		0		0		0		60.00		40.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		2		MOBILE HME		0%		- 0				Heated Area: 840																Tax Group: 2					Tax Dist:						
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE					77,976						
Interior Wall		04		PLYWOOD 100																												TOTAL MARKET OB/XF VALUE					21,700						
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					18,500						
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					118,176						
Air Condition		02		WINDOW 100																												SOH/AGL Deduction					6,041						
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					112,135						
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					0						
Bathrooms				1.5 100																												BASE TAXABLE VALUE					112,135						
Stories		1.		1. 100																												TOTAL JUST VALUE					118,176						
Architectual		01		CONV 100																												NCON VALUE					0						
Units		00		100																												INCOME VALUE											
Condition Adj		02		02 100																												PREVIOUS YEAR MKT VALUE					118,176						
Quality		03		03																																							
DOR CODE		2802		MH PARK																																							
MAP NUM																																											
NEIGHBORHOOD/LOC		34317.070		1.00/																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		840		100				840		16,803																																	
TOTALS		840						840		16,803																																	
EXTRA FEATURES														141 SE BEECH ST, LAKE CITY														BLD DATE				LGL DATE				04/21/2023		MLU					
														XF DATE																													
														INC DATE																													
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL																					

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