

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CD
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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			02
NEIGHBORHOOD/LOC	100000.09	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FOP	90	35	
FSP	310	40	
UOP	240	25	
TOTALS	2,996		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2026							
Heated Area: 2356						HX Base Yr					
TOTALS	2,996		2,572	179,936							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,936
TOTAL MARKET OB/XF VALUE		11,768
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		209,704
SOH/AGL Deduction		0
ASSESSED VALUE		209,704
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		209,704
TOTAL JUST VALUE		209,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041140	REMODEL		01/11/2021
36373	MAINT/ALTR	119	02/26/2018
25308	ADDN SFR	85	12/13/2006
20057	M H	125	10/21/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2623	10/03/2025	WD	Q	I	05	336,500
GRANTOR: KOCH CATHERINE LIVING						
GRANTEE: GIBSON SHANE MICHAEL						
1550/2621	10/03/2025	WD	U	I	11	100
GRANTOR: KOCH KORTNEY W						
GRANTEE: GIBSON SHANE MICHAEL						

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	0294	SHED WOOD/	0	0	18	12	216.00	UT	14.00	14.00	75	2006	2006	3	75	2,268	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020	1	100	1,000	
TOTALS															11,768		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	85.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							