

LOT 20, UNIT 21 THREE RIVERS EST
493-151, 881-1259, 924-366, WD 1

BOWER ESTELLE C/BOWER WILLIAM M
2465 OLD TURNPIKE RD
MT HOLLY, VT 05758

2026

00-00-00-01309-020

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2020	02	960	112.5000	113.62	109,075	2024	2024	0	0	2.00	98.00		
1 MANUF 2 0% - 2025 Heated Area: 960 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	106,894		
TOTAL MARKET OB/XF VALUE	7,500		
TOTAL LAND VALUE - MARKET	26,000		
TOTAL MARKET VALUE	140,394		
SOH/AGL Deduction	0		
ASSESSED VALUE	140,394		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	140,394		
TOTAL JUST VALUE	140,394		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	132,286		

Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	100000.21	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2025	960	106,894
TOTALS	960			960	106,894

1795 SW NEWRAK DR, FORT WHITE				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	04/14/2026
				INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048969	Mobile Home		01/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1306	7/07/2023	WD	Q	I	01	31,000
GRANTOR: HFLP LLC						
GRANTEE: BOWER ESTELLE C						
1435/1176	4/20/2021	WD	Q	I	01	21,500
GRANTOR: FLANDERS TIMOTHY A						
GRANTEE: HFLP, LLC						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

TOTAL OB/XF														7,500			
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	-------	--	--	--

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=17,16] E60 S16 W60 N16 \$													

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	200.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000										