

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
UOP	40	20	2024
TOTALS	1,780		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	- 2021	Heated Area: 1740		HX Base Yr 2021				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2025 MLU					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			101,197
TOTAL MARKET OB/XF VALUE			5,610
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			131,807
SOH/AGL Deduction			21,120
ASSESSED VALUE			110,687
TOTAL EXEMPTION VALUE	HX HB SX WX		106,411
BASE TAXABLE VALUE			4,276
TOTAL JUST VALUE			131,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052481	Remodel	8,750	03/03/2025
25565	SFR	300	02/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1543	11/03/2020	WD	Q	I	01	149,900
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: J G WILKINSON, J A						
1308/0953	1/07/2016	WD	U	I	30	100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: IRONWOOD HOMES OF L						

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	0	1.00	UT 1,200.00	100	2007	2007	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	0	870.00	UT 3.00	100	2007	2007	3	100	2,610	
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	2018	2018	3	100	1,000	
4	0296	SHED METAL	0	100	0	0	0	1.00	UT 800.00	100	2024	2023		100	800	

LAND DESCRIPTION												TOTAL OB/XF				5,610								
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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							