

COMM SW COR OF N1/2 OF SE1/4, RU
 N 151.34 FT, RUN NW 229.92 FT FO
 CONT NW 109.64 FT, N 305.50 FT E

PAIVA JOHN
 2531 N MAIN ST
 FALL RIVER, MA 02720

2026

06-3S-16-02003-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	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 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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
TOTALS	1,248		83,238

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,248	113.9000	109.34	136,456	2009	2009	0	0	39.00	61.00		
1 MANUF 1 0% - 0 Heated Area: 1248 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,248	100		1,248	83,238								
TOTALS	1,248			1,248	83,238								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			83,238
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			25,600
TOTAL MARKET VALUE			115,838
SOH/AGL Deduction			4,338
ASSESSED VALUE			111,500
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,500
TOTAL JUST VALUE			115,838
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/2434	2/22/2017	WD U	I	I	18	42,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JOHN PAIVA						
1326/1677	2/23/2016	WD U	I	I	18	0
GRANTOR: BANK OF AMERICA (SUCC						
GRANTEE: SECRETARY HOUSING &						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3
529 NW OGDEN LOOP, LAKE CITY													
TOTALS 7,000													

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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,000																

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W48 S26 E48 N26\$.																

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	16,000.00	12,800.00	25,600							