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

**2027**

**06-3S-16-02003-007**

## BUILDING CHARACTERISTICS

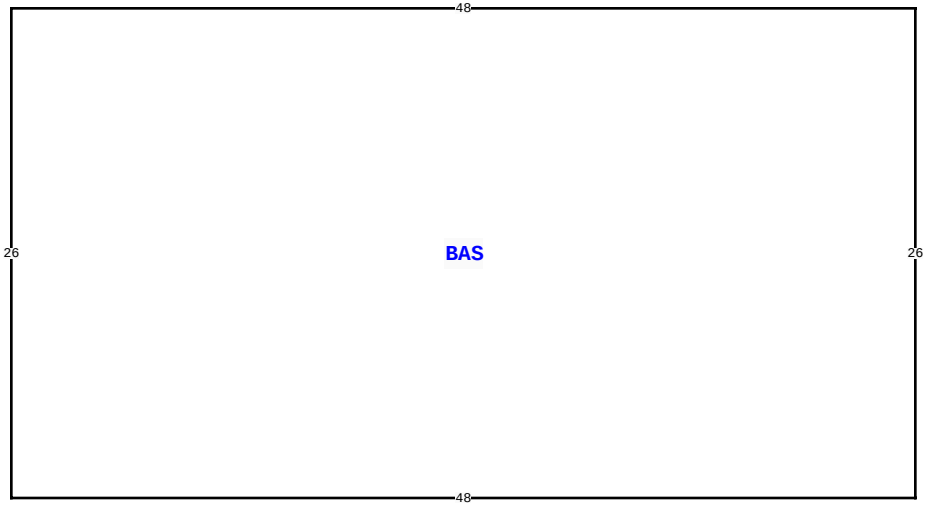
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 80,643 |
| TOTALS | 1,248 | | | 1,248 | 80,643 |

## 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 | 105.93 | 132,201 | 2009 | 2009 | 0 | 0 | 0 | 39.00 | 61.00 |

1 MANUF 1 0% - 0 Heated Area: 1248 HX Base Yr




529 NW OGDEN LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | 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 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 80,643 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 25,600 |
| TOTAL MARKET VALUE | 113,243 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 113,243 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,243 |
| TOTAL JUST VALUE | 113,243 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 114,110 |

| 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 | 18 | 42,100 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: JOHN PAIVA | | | | | | |
| 1326/1677 | 2/23/2016 | WD | U | I | 18 | 0 |
| GRANTOR: BANK OF AMERICA (SUCC | | | | | | |
| GRANTEE: SECRETARY HOUSING & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 01/12/2023 BY KS Total Acres: 2.00 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 11/16/2026 BY SYS