



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	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,242	100	
TOTALS	1,242		33,951

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2026									
				Heated Area: 1242				HX Base Yr				
BLD DATE: _____ LGL DATE: 05/07/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____												

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				33,951		
TOTAL MARKET OB/XF VALUE				7,600		
TOTAL LAND VALUE - MARKET				182,000		
TOTAL MARKET VALUE				59,676		
SOH/AGL Deduction				0		
ASSESSED VALUE				59,676		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				59,676		
TOTAL JUST VALUE				223,551		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				145,551		
PRMT:1:1: STACEY HAGAN MH						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
000043438	Roof Replacement	8,211		12/22/2021		
11343	M H	125		06/27/1996		
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1061	12/29/2025	WD	U	I	11	100
GRANTOR: GOFF STACEY H (F/K/A)						
GRANTEE: LANGUASCO JASON W J						
1556/1474	12/17/2025	WD	U	I	11	100
GRANTOR: LANGUASCO STACEY H						
GRANTEE: LANGUASCO JASON W J						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W46 S27 E46 N27\$.						

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	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF													7,600			

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	445.00	445.00	11,125								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	175,000								