

LOT 1 GOLDEN FARMETTES S/D.
ORB 535-001, 698-343,
823-2431, 826-850, 835-22,

JDD REALTY LLC
THE SUMMIT WEST SUITE 350, 300 CENTERVILLE RD
WARWICK, RI 02886

2026

12-7S-16-04190-001
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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 Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
UOP	144	25	
TOTALS	872		764 19,216

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%	0								
				Heated Area: 728			HX Base Yr				

BAS

UOP

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				19,216		
TOTAL MARKET OB/XF VALUE				7,200		
TOTAL LAND VALUE - MARKET				38,400		
TOTAL MARKET VALUE				64,816		
SOH/AGL Deduction				11,059		
ASSESSED VALUE				53,757		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				53,757		
TOTAL JUST VALUE				64,816		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				59,102		
SALE: 3:1: \$5.50 STAMPS						
SALE: 1:1: NEED TO CHECK THIS LOT FOR IMPROVEMENTS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
11310	M H	125	06/12/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1019/2192	6/22/2004	WD	Q	I		27,500
GRANTOR: TERRI MILLER CONNELL						
GRANTEE: JDD REALTY LLC						
0966/2289	8/21/2002	QC	Q	I	03	100
GRANTOR: JAMES CONNELL SR						
GRANTEE: TERRI MILLER CONNELL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W52 S14 E34 UOP= S8 E18 N8 W18 E18 N14 S.						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0294	SHED WOOD/	400.00
2	9945	Well/Sept	7,000.00

TOTAL OB/XF												7,200			
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	0294	SHED WOOD/	0	0 0	1.00	UT	400.00	400.00	50	1996	1996	3	50	200	
2	9945	Well/Sept	0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0102	C	SFR/MH

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	38,400							