BEG NE COR OF SE1/4 OF SE1/4, W
S 882.99, E 493.35 FT TO E LINE
SE1/4 OF SE1/4, N 882.99 FT TP P

WILKS KEVIN MICHAEL/WILKS MARIE ARLENE
204 MONEY HILL ROAD
CHEPACHET, RI 02814

2027

14-4S-15-00370-005

BUILDING CHARACTERISTICS

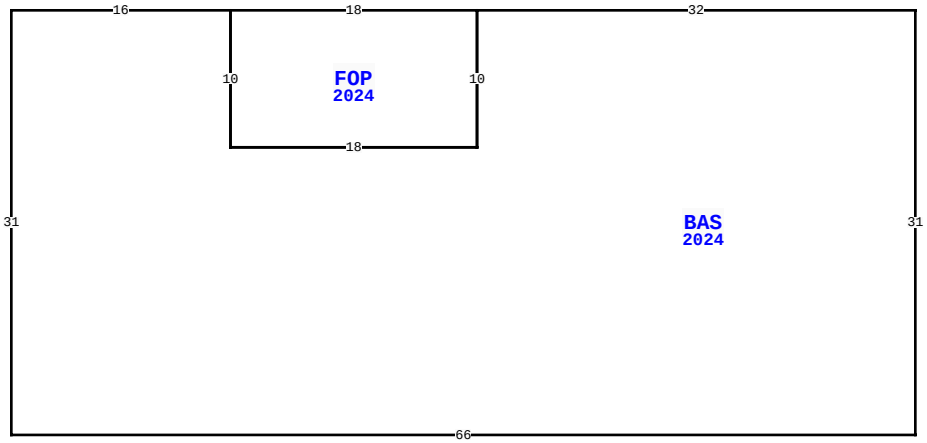
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2024	1,866	200,954
FOP	180	35	2024	63	6,785
TOTALS	2,046			1,929	207,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,929	114.5000	113.36	218,671	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 0% - 2024 Heated Area: 1866 HX Base Yr



940 SW MARCIS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	20,520	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
3	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	207,737
TOTAL MARKET OB/XF VALUE	27,920
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	330,657
SOH/AGL Deduction	0
ASSESSED VALUE	330,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,657
TOTAL JUST VALUE	330,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046370	Mobile Home		01/26/2023
000042635	Electrical Servic	0	08/26/2021
38386	STORAGE	214	07/23/2019
38386	07/22/2019	0	07/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0921	6/04/2018	WD	U	V	11	0
GRANTOR: CANDIE VITANI						
GRANTEE: KEVIN MICHAEL & MAR						
1361/1818	6/04/2018	WD	Q	V	03	26,500
GRANTOR: CANDIE VITANI						
GRANTEE: KEVIN MICHAEL & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-11] W32 S10 W18 N10 W16 S31 E66 N31 $
FOP=[YR=2024;ORIG=-40,-11] E18 S10 W18 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,920

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			0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 04/30/2024 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2026 BY SYS