

LOT 20 BLOCK A PERRY PLACE S/D
771-1124, WD 1063-886, WD 1063-8

VERTENTES MARIA/VERTENTES JOHN
53 PELHAM RD
TIVERTON, RI 02878-3872

2026

15-4S-17-08355-120
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LAM/VNLPLK	30
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
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	
TOTALS	1,890		1,890

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2024								
					Heated Area: 1890			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
TOTALS	1,890		1,890	139,521								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		139,521	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		170,721	
SOH/AGL Deduction		0	
ASSESSED VALUE		170,721	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		170,721	
TOTAL JUST VALUE		170,721	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,414	
PRMT:1:1: SPROW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052397	Generator	0	02/20/2025
25232	M H	275	11/16/2006
16374	M H	125	12/07/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/169	8/31/2023	WD	Q	I	01	187,000
GRANTOR: LITTLE JOSEPH S						
GRANTEE: VERTENTES MARIA						
1402/0860	11/08/2019	WD	Q	I	01	91,000
GRANTOR: JOSHUA A ANDERSON						
GRANTEE: JOSEPH S LITTLE						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	9947	Septic	0	0	0
2	0104	GENERATOR	0	0	0

TOTAL OB/XF															
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/21/2023			MLU									
518 SE SHARON LN, LAKE CITY															
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	9947	Septic	0	0	0			3,000.00	100			3	100	3,000	
2	0104	GENERATOR	0	0	0			6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W70 S27 E70 N27\$.

LAND DESCRIPTION																								
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		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							