

LOT 17 COLUMBIA CITY HOMESITES
 UNIT 1. ORB 714-651, 727-672,
 740-355, 740-659, 742-1561,

NICHOLS JAY D
 P O BOX 478
 HAWLEY, MN 56549

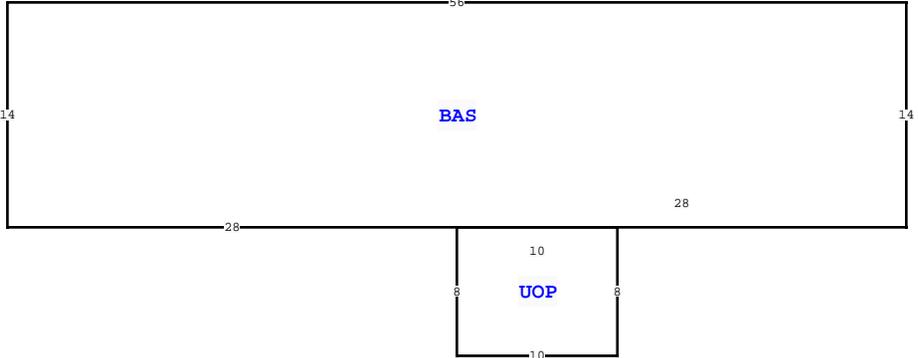
2026

15-5S-16-03626-317



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 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	02
NEIGHBORHOOD/LOC	15516.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UOP	80	25	
TOTALS	864		804 22,470

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			56,175	1984	1984	0	0	60.00	40.00	Heated Area: 784 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	22,470		
TOTAL MARKET OB/XF VALUE	8,000		
TOTAL LAND VALUE - MARKET	14,000		
TOTAL MARKET VALUE	44,470		
SOH/AGL Deduction	6,040		
ASSESSED VALUE	38,430		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	38,430		
TOTAL JUST VALUE	44,470		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	41,699		
XFOB:1:1: 1984 CONNER MOBILE HOME ID#5058 ON DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/2524	8/19/2016	WD	Q	I	01	33,000
GRANTOR: JAMES H & JANET S RIV						
GRANTEE: JAY D NICHOLS (A MA						
0742/1561	2/27/1991	QC	Q	I	01	25,900
GRANTOR: BOURGEOIS						
GRANTEE: JANET RIVERS						

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
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
TOTAL OB/XF														8,000										
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S14 E28UOP= S8 E10 N8 W10\$ E28 N14\$.