

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Architectual	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	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
TOTALS	1,836		1,836 53,626

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: 1836			HX Base Yr				

BAS

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			53,626
TOTAL MARKET OB/XF VALUE			7,700
TOTAL LAND VALUE - MARKET			16,100
TOTAL MARKET VALUE			77,426
SOH/AGL Deduction			17,393
ASSESSED VALUE			60,033
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			60,033
TOTAL JUST VALUE			77,426
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,989

SALE:1:1: 2.30 AC THIS SALE NEEDS CHECKING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055466	Roof Replacement	12,450	04/13/2026
12852	M H	125	08/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/1222	5/01/1996	WD	Q	V		10,000

GRANTOR: JAMES W & CHERI LYNN
GRANTEE: STEPHEN P & LINDA M

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W68 S27 E68 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

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	2.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	16,100							