



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 Floo	14	CARPET	90
Interior Floo	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	02
NEIGHBORHOOD/LOC	18716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
FOP	32	35	
FOP	128	35	
FOP	208	35	
TOTALS	1,772		1,533 90,276

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	1997	Heated Area: 1404			HX Base Yr 1997				

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VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	90,276				
TOTAL MARKET OB/XF VALUE	12,108				
TOTAL LAND VALUE - MARKET	75,000				
TOTAL MARKET VALUE	177,384				
SOH/AGL Deduction	68,272				
ASSESSED VALUE	109,112				
TOTAL EXEMPTION VALUE	HX HB 51,411				
BASE TAXABLE VALUE	57,701				
TOTAL JUST VALUE	177,384				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	177,384				
SALE:2:1: LOT 7, CEDAR SPRING SHORES REPLAT					
BLDG:1:1: CATA MH					
XFOB:1:1: CALA MH					
SALE:1:1: LOT 7 CEDAR SPRINGS SHORES UNIT 5					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000043682	Roof Replacement	9,249	02/09/2022		
23495	M H	0	08/15/2005		
17062	M H	125	06/08/2000		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0906/0891	7/17/2000	WD Q	Q I	01	100
GRANTOR: DONALD R JR & NANCY J					
GRANTEE: DONALD R JR & NANCY					
0828/1076	9/13/1996	WD Q	Q I		55,000
GRANTOR: ROGER & EMMA LOU ALLE					
GRANTEE: DONALD R JR & NANCY					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W10 FOP= N8 W16 S8 E16\$ W16 FOP= N8 W26 S8 E26 \$ W26 FOP= N8 W4 S8 E4\$ S27 E52 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	0120	CLFENCE 4	0	100	0	0	80.00	UT	6.50	6.50	100	2008	2008	3	100	520			
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100			
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
4	0084	DOCK-RIVER	0	100	10	12	120.00	UT	14.50	14.50	100	2008	2008	3	40	696			
5	0260	PAVEMENT-A	0	100	0	0	2,528.00	UT	1.50	1.50	100	2008	2008	3	100	3,792			
TOTALS													TOTAL OB/XF		12,108				

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	0102	C	SFR/MH	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000								