

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 Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
FSP	360	40	
TOTALS	1,920		1,704 94,798

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MODULAR	1	0%	- 0	Heated Area: 1560		HX Base Yr																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>60</p> <p>26</p> <p>BAS</p> <p>60</p> <p>FSP</p> <p>60</p> </div>																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
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			05/08/2026	MLU																					

VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		94,798	
TOTAL MARKET OB/XF VALUE		3,310	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		126,108	
SOH/AGL Deduction		0	
ASSESSED VALUE		126,108	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		126,108	
TOTAL JUST VALUE		126,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,093	
XFOB:2:1: SKYL MH			
SALE:1:1: LOT 53 CEDAR SPRINGS SHORES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23598	M H	0	09/13/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1563/2238	3/23/2026	WD	Q	I	01	250,000	
GRANTOR: GUESS FORREST R							
GRANTEE: TROUTNER MICHAEL							
1308/2750	1/27/2016	QC	U	I	11	100	
GRANTOR: FORREST & ERLINDA GUE							
GRANTEE: FORREST R GUESS & J							

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	0166	CONC, PAVMT	0	0	4	50	200.00	UT	2.25	2.25	100	2009	2009	3	100	450	
2	0060	CARPOT F	0	0	18	20	360.00	UT	3.50	3.50	100	2009	2009	3	100	1,260	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	

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	0201	C	MOD HOME	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W60 S26 FSP= S6 E60 N6 W60\$ E60 N26\$.													

REVIEW DATE														BY									
07/13/2015														TW									
Total Acres: 1.00														Total Land Value: 28,000									
Market: 0														Agricultural: 0									
Common: 28,000														PRINTED 06/11/2026 BY SYS									