

COMM SW COR OF SW 1/4 OF NW 1/4,
POB, N 688.82 FT, E 330.20 FT, S
333.24 FT TO POB.

MANUFACTURING INDUSTRIES, INC
P O BOX 612
ALDERSON, WV 24910

2026

23-7S-16-04298-028


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 65,000 SOH/AGL Deduction 10,000 ASSESSED VALUE 55,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,000 TOTAL JUST VALUE 65,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1464/1702</td> <td>4/14/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>66,000</td> </tr> </tbody> </table> GRANTOR: FLAITZ RUSSELL E GRANTEE: MANUFACTURING INDUS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1464/1702	4/14/2022	WD	Q	V	01	66,000
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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																											
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1	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000																										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/12/2026 BY SYS																																											