

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
12	CEDAR 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Stories	1.	1. 100		
01	CONV 100				
	Architectual Units	0	100		
	Quality	05	05		
	DOR CODE	0200	MOBILE HOME		
	MAP NUM		MKT AREA 02		
	NEIGHBORHOOD/LOC	26516.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	104,085
FOP	60	35	2026	21	928
UDU	480	60	2026	288	12,723
UOP	150	25		38	1,679
USP	600	35	2026	210	9,278
UST	60	45	2026	27	1,193
TOTALS	3,706			2,940	129,885

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2014								
				Heated Area: 2356			HX Base Yr 2014				

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		129,885	
TOTAL MARKET OB/XF VALUE		30,550	
TOTAL LAND VALUE - MARKET		113,190	
TOTAL MARKET VALUE		273,625	
SOH/AGL Deduction		106,284	
ASSESSED VALUE		167,341	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		115,930	
TOTAL JUST VALUE		273,625	
NCON VALUE		22,342	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37504	PUMP/UTPOL	50	12/03/2018
29412	M H	491	05/19/2011
29317	M H	375	04/15/2011
25786	M H	413	05/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1303	3/25/2020	WD	U	I	11	100
GRANTOR: SONJA W MATTINGLEY						
GRANTEE: SONJA W MATTINGLEY						
1166/2024	1/26/2009	QC	U	I	11	100
GRANTOR: SIMMONS						
GRANTEE: MATTINGLEY						

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	0020	BARN,FR	0	100	20	20	400.00	UT	16.00	100	2009	2009	3	100	6,400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2011	2011	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	20	20	400.00	UT	9.00	100	2011	2011	3	100	3,600	
5	0327	STABLES-SM	0	100	64	22	1.00	UT	7,500.00	100	2026	2025		100	7,500	
6	0258	PATIO	0	100	0	0	1.00	UT	850.00	100	2026	2025		100	850	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	100	2026	2025		100	1,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	100	2026	2025		100	1,600	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	100	2026	2025		100	1,400	

TOTAL OB/XF												30,550												
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	100		A-1	0.00	0.00	10.29	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,190							

BUILDING NOTES											
BAS=[ORIG=0,0] W14 W62 S31 E52 E24 N31 \$											
UDU=[YR=2026;ORIG=-118,0] E24 S20 W24 N20 \$											
UOP=[ORIG=-24,31] S10 E15 N10 W15 \$											
UST=[YR=2026;ORIG=-124,0] E6 S10 W6 N10 \$											
FOP=[YR=2026;ORIG=-124,10] E6 S10 W6 N10 \$											
USP=[YR=2026;ORIG=-41,-20] E30 S20 W30 N20 \$											