



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	2026
TOTALS	1,344		

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%	- 2026		83,100	1988	1988	0	0	60.00	40.00
				Heated Area: 1344			HX Base Yr				

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			33,240
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			90,240
SOH/AGL Deduction			130
ASSESSED VALUE			90,110
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,110
TOTAL JUST VALUE			90,240
NCON VALUE			33,240
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042555	Mobile Home		08/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1918	2/26/2026	WD Q	Q	I	01	180,000
GRANTOR: MENE ARIAN						
GRANTEE: LEEK HARVEY JR						
1435/397	4/09/2021	WD Q	Q	V	01	45,000
GRANTOR: THACKRAH ALAN R						
GRANTEE: MENE ARIAN						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
		TOTALS	7,000

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/11/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=-59,-18] E56 S24 W56 N24 \$	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							