

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.	1.	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	01		
NEIGHBORHOOD/LOC	31417.02	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2024	2,108	237,608
TOTALS	2,108			2,108	237,608

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2026	Heated Area: 2108					HX Base Yr	2026	

BAS
2024

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		237,608	
TOTAL MARKET OB/XF VALUE		32,800	
TOTAL LAND VALUE - MARKET		61,920	
TOTAL MARKET VALUE		332,328	
SOH/AGL Deduction		0	
ASSESSED VALUE		332,328	
TOTAL EXEMPTION VALUE	HX HB 13	332,328	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		332,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044473	Mobile Home		05/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/2493	1/06/2025	WD Q	Q	I	01	386,000
GRANTOR: THOMAS JAMES M JR						
GRANTEE: DUNN DAVID L JR						
1460/82	2/14/2022	WD Q	Q	V	01	65,000
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: THOMAS JAMES M JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=16,6] E68 S31 W68 N31 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2024	2023	100	7,000	
2	0030	BARN,MT	0	100	30	30		1.00	UT 12,000.00	12,000.00	100	2024	2023	100	12,000	
3	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2025	2024	90	5,400	
4	0296	SHED METAL	0	100	0	0		1.00	UT 4,500.00	4,500.00	100	2025	2024	100	4,500	
5	0040	BARN,POLE	0	100	0	0		1.00	UT 3,900.00	3,900.00	100	2025	2024	100	3,900	
TOTALS													32,800			

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	100		A-1	0.00	0.00	5.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,920							