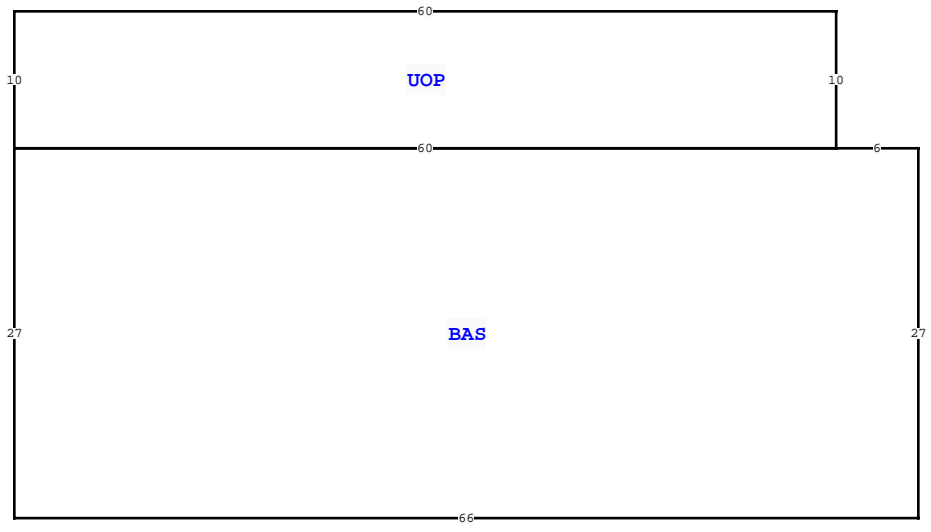


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	26 ALM SIDING 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	13 LAM/VNLPLK 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual	01 CONV 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 02				
NEIGHBORHOOD/LOC	31517.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	111,565
UOP	600	25		150	9,391
TOTALS	2,382			1,932	120,956

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2023								
					Heated Area: 1782			HX Base Yr 2023				



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		120,956
TOTAL MARKET OB/XF VALUE		19,300
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		162,256
SOH/AGL Deduction		53,901
ASSESSED VALUE		108,355
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,944
TOTAL JUST VALUE		162,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,256
XFOB:1:1: OAKS MH		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2079	3/03/2026	WD	Q	I	01	232,000
GRANTOR: SHARICK KIMBERLY K						
GRANTEE: BULLOCK SHELLY MARI						
1461/347	2/25/2022	WD	Q	I	01	170,000
GRANTOR: BOWER WILLIAM MARK						
GRANTEE: SHARICK KIMBERLY K						

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	0070	CARPORT UF	0	100	20	40	UT	2.50	2.50	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1997	1997	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	20	UT	10,000.00	10,000.00	100	1994	1994	3	100	10,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W6 UOP= N10 W60 S10 E60\$ W60 S27 E66 N27\$.	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000								