

LOT 19 SOUTH WIND ADDITION.  
824-874, 942-1359, QC 1104-1059,

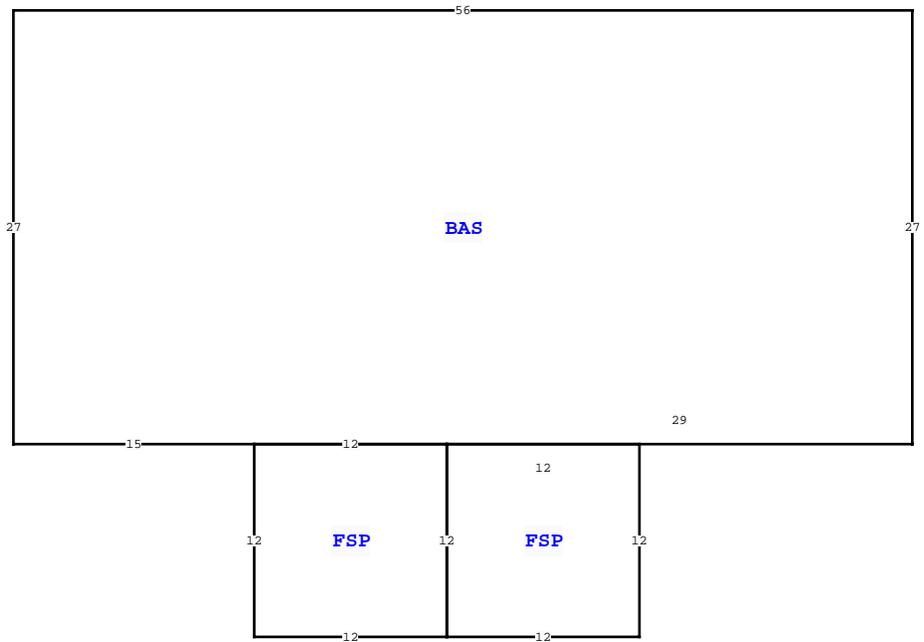
GREENSPRING CAPITAL MANAGEMENT LLC  
11350 MCCORMICK ROAD, EXECUTIVE PLAZA II SUITE 903  
HUNT VALLEY, MD 21031

**2026**

33-5S-16-03751-319  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	33516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
FSP	144	40	
FSP	144	40	
TOTALS	1,800		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,628	113.9000	107.07	174,310	1998	1998	0	0	45.00	55.00
1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		95,870	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		169,070	
SOH/AGL Deduction		0	
ASSESSED VALUE		169,070	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		169,070	
TOTAL JUST VALUE		169,070	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		160,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16009	M H	125	09/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1562	4/30/2025	CT	U	I	18	30,500
GRANTOR: GILL FRANK						
GRANTEE: GREENSPRING CAPITAL						
1104/1059	11/06/2006	QC	Q	I	06	100
GRANTOR: FRANK GILL & JENNIFER						
GRANTEE: FRANK GILL						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	0	0
3	9945	Well/Sept	0	0	0

TOTAL OB/XF												8,200				
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E15 FSP= S12 E12 N12 W12\$ E12 FSP= S12 E12 N12 W12\$ E29 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							