

BLK 203 LOTS 10 THRU 12
IN OR 1998/935
TOWN OF HILLIARD WEST S/D OF

DUNN MITCHELL/MCHENRY SCOTT ANDREW
1550 MARS EVANS CITY RD
EVANS CITY, PA 16033

2023

08-3N-24-2380-0203-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	20,410
TOTALS	980		980	20,410

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0005	R2	75.00	125.00	75.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	980	106.8000	69.42	68,032	1986	1986	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 980 HX Base Yr												
14 70 14 70												
BAS 1993												
27597 MINNESOTA ST, HILLIARD												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

TOTAL OB/XF												
2,170												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										20,410		
TOTAL MARKET OB/XF VALUE										2,170		
TOTAL LAND VALUE - MARKET										22,500		
TOTAL MARKET VALUE										45,080		
SOH/AGL Deduction										12,609		
ASSESSED VALUE										32,471		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										32,471		
TOTAL JUST VALUE										45,080		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										37,791		