PT OF LOT 41 (EX S163.44 FT)
IN OR 907/1702
R788131 & R788132

KIRKWOOD ROBERT S/OSBORNE AMANDA L
1480 KOSTER RD
CHEYENNE, WY 82009

2023

23-4N-23-2020-0041-0030

BUILDING CHARACTERISTICS

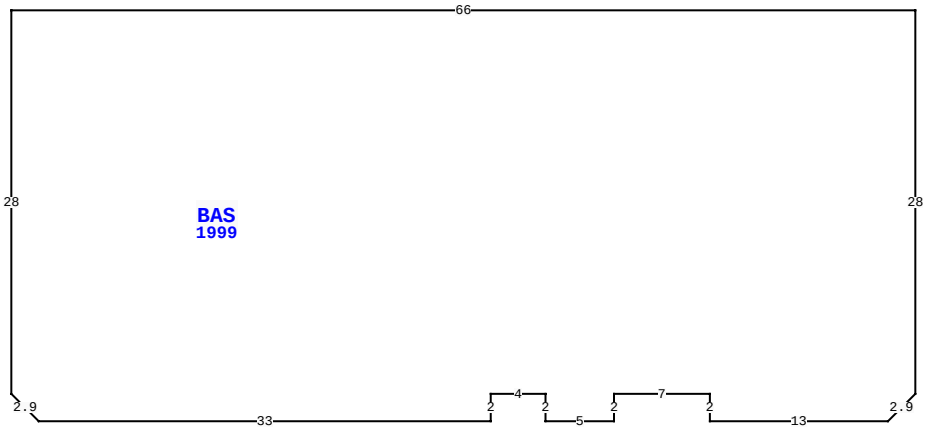
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	1,954	99,084
TOTALS	1,954		1,954	99,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,954	129.3600	90.55	176,935	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1954 HX Base Yr



281505 SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	1999	1999	3	84	2,940	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	99,084
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	43,800
TOTAL MARKET VALUE	145,824
SOH/AGL Deduction	33,719
ASSESSED VALUE	112,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,105
TOTAL JUST VALUE	145,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0907/1702	11/12/1999	WD	U	V	07	100
GRANTOR: HASSELL MARK O						
GRANTEE: KIRKWOOD ROBERT & A						
0902/1946	10/11/1999	WD	U	I	13	20,000
GRANTOR: HASSELL MARK O						
GRANTEE: KIRKWOOD ROBERT & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S28 R2 D2 E33 N2 E4 S2 E5 N2 E7 S2 E13 U2 R2 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,940

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0005		0.00	0.00	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/02/2023 BY SYS