S-3 OF LOT 53 (EX S-5)
IN OR 2513/1254
GMHGA6080000791A &

GRAY LANCE
449 ASH STREET
MANAWA, WI 49969

2023

23-4N-23-2020-0053-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

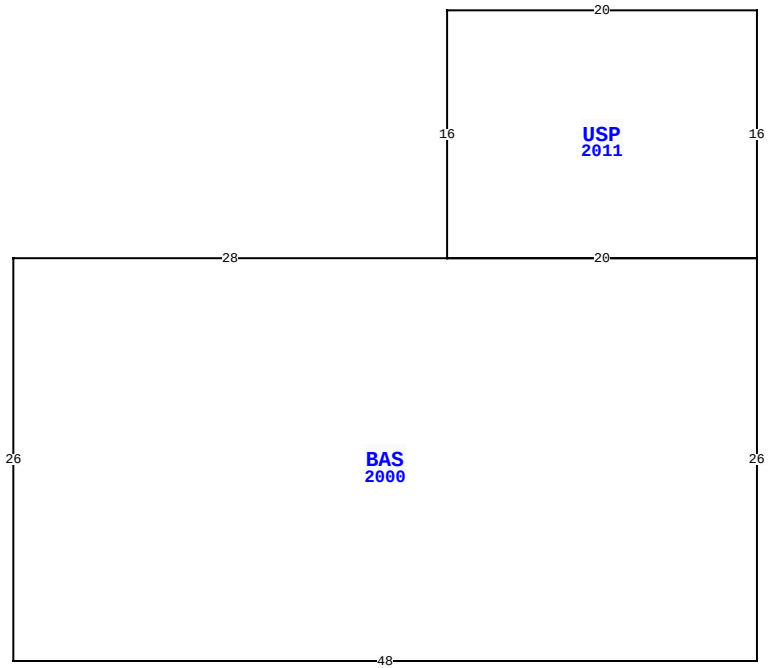
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,248	100	1,248	59,586
USP	320	50	160	7,639
TOTALS	1,568		1,408	67,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,408	117.6000	82.32	115,907	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr



28183 RAMBLE LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	67,226
TOTAL MARKET OB/XF VALUE	5,043
TOTAL LAND VALUE - MARKET	83,700
TOTAL MARKET VALUE	155,969
SOH/AGL Deduction	21,975
ASSESSED VALUE	133,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,994
TOTAL JUST VALUE	155,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003031	MH MOVE-ON	0	03/01/2000
MH002993	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2513/1254	11/15/2021	WD	U	I	11	100
GRANTOR: MILLER TERRY L & AMAN						
GRANTEE: GRAY LANCE						
0926/0323	3/29/2000	WD	Q	V		22,000
GRANTOR: HASSELL AMANDA						
GRANTEE: MILLER AMANDA F & T						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W20 S16 BAS=[YR=2000] W28 S26 E48 N26 W20$ E20 N16$.

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	2000	2000	3	85	2,975	
2	1242	WD DECK A	0	0	47	8	376.00	SF	10.00	10.00	100	2011	2011	3	55	2,068	

LAND DESCRIPTION

TOTAL OB/XF 5,043

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	2.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,700							

REVIEW DATE 10/15/2020 BY TWA Total Acres: 2.79 Total Land Value: 83,700 Market: 0 Agricultural: 0 Common: 83,700 PRINTED 08/02/2023 BY SYS