

BLK 183 LOTS 13 THRU 17
IN OR 1309/86 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

27071 INDIANA ST LAND TRUST/PROPERTY UNION LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001

2024

08-3N-24-2380-0183-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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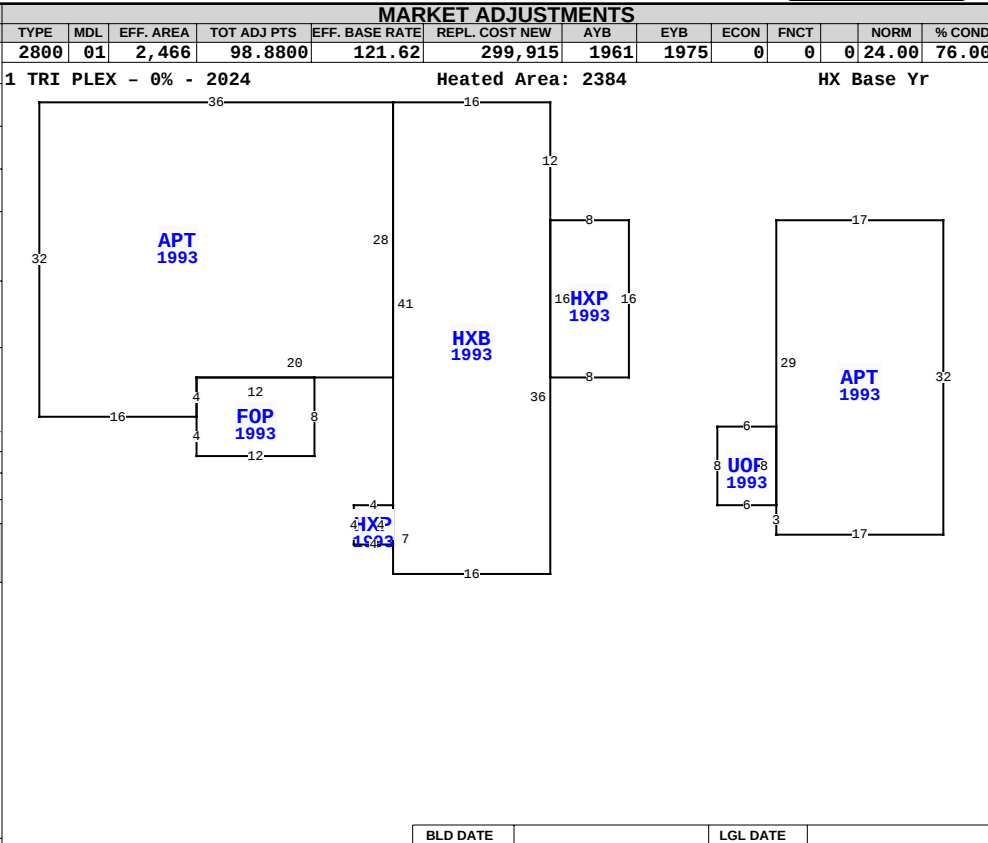
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	544	100	544	50,282
APT	1,072	100	1,072	99,087
FOP	96	30	29	2,681
HXB	768	100	768	70,987
HXP	16	30	5	462
HXP	128	30	38	3,513
UOP	48	20	10	924
TOTALS	2,672		2,466	227,935

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	0	0	0	186.00	SF	6.50	6.50	100	1970	1970	3	21	254	
2	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	1970	1970	3	21	262	
3	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00	35.00	100	1996	1996	3	24	2,016	
4	0400	CONC CURB	0	0	0	0	7.00	LF	15.00	15.00	100	1990	1990	3	68	71	
5	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1995	1995	3	20	200	
6	0968	STAIRS	0	0	0	0	1.00	SF	0.00	0.00	100	1995	1995	3	100	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

REVIEW DATE	06/08/2021	BY	TWA
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27071 INDIANA ST, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF		
L N	USE CODE	CLS
1	000800	C

Total Acres: 0.00	Total Land Value: 19,531	Market: 0	Agricultural: 0	Common: 19,531
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	227,935	
TOTAL MARKET OB/XF VALUE	2,803	
TOTAL LAND VALUE - MARKET	19,531	
TOTAL MARKET VALUE	250,269	
SOH/AGL Deduction	0	
ASSESSED VALUE	250,269	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	250,269	
TOTAL JUST VALUE	250,269	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	237,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0809123	H/AC	1,400	09/11/2008
06-0037	OTHER	700	06/30/1988

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2633/659	4/24/2023	WD U I
GRANTOR: MATTHEW 25 INVESTMENT		
GRANTEE: 27071 INDIANA ST LA		
2431/1227	2/05/2021	CT U I
GRANTOR: CLERK OF COURT		
GRANTEE: MATTHEW 25 INVESTME		

BUILDING NOTES		
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BUILDING DIMENSIONS		
HXP=[YR=1993]	W8	HXB=[YR=1993]
N12	W16	APT=[YR=1993]
W36	S32	E16
FOP=[YR=1993]	S4	E12
N8	W12	S4
\$ N4	E20	N28
\$ S41	HXP=[YR=1993]	W4
S4	E4	N4
\$ S7	E16	N36
\$ S16	E8	N16
\$ PTR=	E15	APT=[YR=1993]
E17	S32	W17
N3	UOP=[YR=1993]	W6
N8	E6	S8
\$ N29	\$ W15	\$

OTHER ADJUSTMENTS AND NOTES		
YEAR	DENSITY	DECL
FRZ	YR	CONSRV

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