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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

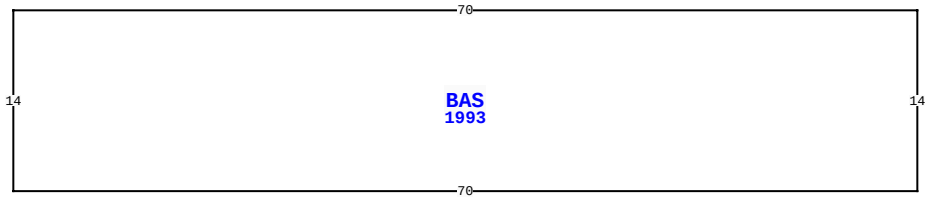
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	1993	980	25,119
TOTALS	980			980	25,119

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	85.44	83,731	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 980 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,119
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	53,399
SOH/AGL Deduction	14,109
ASSESSED VALUE	39,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,290
TOTAL JUST VALUE	53,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/0935	8/21/2015	FJ	U	I	11	100
GRANTOR: MCHENRY ROBERT J EST						
GRANTEE: DUNN MITCHELL & MCH						
0460/0618	7/01/1985	WD	U	V		800
GRANTOR:						
GRANTEE:						

27597 MINNESOTA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	1986	1986	3	58	2,030	

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S14 E70 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	000100	C	RES	0	0005	R-2	75.00	125.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 0.00 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 07/30/2025 BY SYS