

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

GRAY LANCE
449 ASH STREET
MANAWA, WI 49969

2025

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2000	1,248	67,365
USP	320	50	2011	160	8,637
TOTALS	1,568			1,408	76,002

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	99.96	140,744	2000	2005	0	0	46.00	54.00
1 M/H 94+ - 0% - 0											
Heated Area: 1248						HX Base Yr					
28 20 16 USP 2011 16 26 48 26 BAS 2000 26											
Bld Date						LGL Date					