

BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Quality	03 Quality Level 03
DOR CODE	5000 IMPROVED AG
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	1,056 100 2003 1,056 41,577
TOTALS	1,056 1,056 41,577

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 0	Heated Area: 1056		HX Base Yr				
TOTALS	1,056			1,056	41,577						

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			41,577
TOTAL MARKET OB/XF VALUE			211
TOTAL LAND VALUE - MARKET			393,000
TOTAL MARKET VALUE			94,748
SOH/AGL Deduction			46,850
ASSESSED VALUE			47,898
TOTAL EXEMPTION VALUE	HX HB WR		30,000
BASE TAXABLE VALUE			17,898
TOTAL JUST VALUE			434,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			404,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/0223	8/03/2017	WD U	I	11		100
GRANTOR: MEARS JAMES A						
GRANTEE: GEIGER RONALD & TAM						

EXTRA FEATURES																
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	1242	WD DECK A	0	100	8	12			10.00	100	2005	2005	3	22	211	

BUILDING NOTES			
36258 WAGON TRAIN WAY, HILLIARD			

BUILDING DIMENSIONS			
BAS=[YR=2003] W66 S16 E66 N16 \$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	390.00	390.00	6,630							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	348,000							