

KIRKWOOD ROBERT S/OSBORNE AMANDA L
1480 KOSTER RD
CHEYENNE, WY 82009

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

04Quality Level 04

0200MOBILE HOME

MKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,95410019991,954113,743

TOTALS1,9541,954113,743

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100199919993802,800

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDOTADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00005OR0.000.001.46AC1.001.001.0040,000.0040,000.0058,400

REVIEW DATE01/01/2023BY CDTotal Acres: 1.46Total Land Value: 58,400Market: 0Agricultural: 0Common: 58,400PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0800021,954129.3600116.42227,485199920040050.0050.00

Heated Area: 1954HX Base Yr

BAS1999

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE113,742

TOTAL MARKET OB/XF VALUE2,800

TOTAL LAND VALUE - MARKET58,400

TOTAL MARKET VALUE174,942

SOH/AGL Deduction25,730

ASSESSED VALUE149,212

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE149,212

TOTAL JUST VALUE174,942

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE180,263

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0907/170211/12/1999WDUUV07100

GRANTOR:HASELL MARK O

GRANTEE:KIRKWOOD ROBERT & A

0902/194610/11/1999WDUII1320,000

GRANTOR:HASELL MARK O

GRANTEE:KIRKWOOD ROBERT & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S28 R2 D2 E33 N2 E4 S2 E5 N2 E7 S2 E13 U2 R2 N28\$.