

Return/Appeal Notes: Parcel: 02-1516- -0689
PLAT: UNIQ ID / 224933
ID NO: 1516-42-0435.000

K CARD NO. 1
of 2

2.380 AC SRC= Inspection

TW-02	CI-05FR-EX-	AT-	LAST ACTION 20170302
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Appraised by 14 on 01/01/2017 00213 RESIDENTIAL CITY OF DUNN

[illegible]

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SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
TYPE	GS AREA	%	RPL CS																	
BAS	2,172	100	218438	A6	CLASSROOM		0	0	1	25,000.00	0	=	2008	2008		S3	100	25000		
WDD	160	015	2414	TOTAL OB/XF VALUE														25,000		
FIREPLACE 3 - 1 Story Single				0																
SUBAREA TOTALS				2,332		220,852														
BUILDING DIMENSIONS BAS=W31S36S13W6S15E10S2E13E6N2E12N15W4N49Area:2172;WDD=W4N4E4S4Area:16;WDD=W12N1E12S12Area:144;WDD=S6W6E6N6Area;; TotalA Area:2332																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
DAY CARE	0431	C-3	0	0	1.0000	0	1.0000	TOPO ROLLING					0.70	103672.800	SF	1.000	0.70	72571		0
TOTAL MARKET LAND DATA																		72,570		
TOTAL PRESENT USE DATA																				

G AND J PAGE PROPERTIES LLC

1501 S CLINTON AVE DUNN NC 28334
1400035166

AVERASBORO SCH ADVALOREM TAX (100), CITY DUNN ADVL TAX (100), COUNTY WIDE ADVALOREM TAX (100), DUNN/AVERASBORO FIRE ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE (2)

Reval Year: 2017 Tax
Year: 2020 2.38 ACRES RESIDENCE

Appraised by 14 on 01/01/2017 00213 RESIDENTIAL CITY OF DUNN

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Notes:Parcel: 02-1516- -
-0689
PLAT: UNIQ ID
/ 224933
ID NO: 1516-42-0435.000CARD NO. 2
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2.380 AC

SRC= Inspection

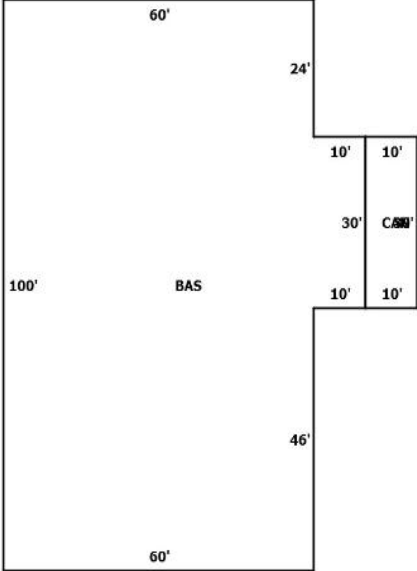
TW-02

CI-05FR-EX-

AT-

LAST ACTION
20170302

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
Foundation - 4		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.01000	CREDENCE TO MARKET	
Spread Footing	6.00	70	04	6,390	89	77.43	494778	2010	2010	% GOOD	99.0	DEPR. BUILDING VALUE - CARD 489,830	
Sub Floor System - 3		TYPE: INSTITUTIONAL STYLE: 1 - 1.0 Story OFFICE CONSTRUCTION										DEPR. OB/XF VALUE - CARD 0	
Slab Above Grade	11.00											MARKET LAND VALUE - CARD 0	
Exterior Walls - 02												TOTAL MARKET VALUE - CARD 489,830	
Corrugated Metal	5.00											TOTAL APPRAISED VALUE - CARD 489,830	
Roofing Structure - 01												TOTAL APPRAISED VALUE - PARCEL 653,660	
Flat	5.00											TOTAL PRESENT USE VALUE - PARCEL 0	
Roofing Cover - 05												TOTAL VALUE DEFERRED - PARCEL 0	
Corrugated	5.00											TOTAL TAXABLE VALUE - PARCEL \$ 653,660	
Asbestor/Rubber												PRIOR	
Interior Wall Construction - 5												BUILDING VALUE 565,450	
Drywall/Sheetrock	22.00	OBXF VALUE 25,000											
Interior Floor Cover - 03		LAND VALUE 72,570											
Concrete Finished	3.00	PRESENT USE VALUE 0											
Interior Floor Cover - 14		DEFERRED VALUE 0											
Carpet	0.00	TOTAL VALUE 663,020											
Heating Fuel - 04		PERMIT											
Electric	1.00	CODE DATE NOTE NUMBER AMOUNT											
Heating Type - 10		ROUT: WTRSHD:											
Heat Pump	5.00	SALES DATA											
Air Conditioning Type - 03		OFF. RECORD DATE DEED INDICATE											
Central	6.00	BOOKPAGEMOYR TYPE Q/UV/1SALES PRICE											
Structural Frame - 06		BUILDING AREA 6,300											
Steel	9.00	NOTES											
Ceiling & Insulation - 03													
Suspended - Ceiling and Wall Insulated	5.00												
Average Rooms Per Floor - 10													
Average Rooms Per Floor	0.00												
Half-Bathrooms													
BAS - 0 FUS - 0 LL - 0													
Plumbing Fixtures													
8.00													
Office													
BAS - 0 FUS - 0 LL - 0	0												
TOTAL POINT VALUE	87.000												
BUILDING ADJUSTMENTS													
Market	3 Factor 3 1.0200												
Quality	3 Average 1.0000												
Size	Size Size 1.0000												
TOTAL ADJUSTMENT	1.020												
FACTOR													
TOTAL QUALITY INDEX	89												



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SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TOTAL OB/XF VALUE				0																	
BAS				6,300	100	487809															
CAN				300	030	6969															
FIREPLACE				1	None	0															
SUBAREA TOTALS				6,600		494,778															

BUILDING DIMENSIONS BAS=W 60S100E60N46E10N30W10N24Area:6300;CAN=E10S30W10N30Area:300;TotalArea:6600

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	