																_		
KOEHNE PATRICK J.													cel ID: 39	3791	0368			
712 BAY BLOSSOM DR											Account: 7432 Reval Year: 2021 Tax Year: 2021							
	IDGE							FORMATIC										
WILMINGTON, NC 28411	TWP: CRANBERRY RIDGE RD 1.1600 AC FIRE:LAUREL SPR					DEED DATE: 7/2005 DEED BOOK/PAGE: 00283/1342				Appraised By TAD on 11/07/2018 EX- LAST ACTION 20201204								
MARKET VALUE														CORRELATION OF VALUE				
PROPERTY TYPE USE			CDU	CDU PHYSICAL CONDITION				EYB		AYB		CREDENCE TO			M	1ARKET		
R					LINC DATA							2711.481	PARCEL VALUATION SUMMARY BILLABLE LAND VALUE 18.600					
SOND O STATE KITCHEN	HOUSE			DWELLING DATA		BEI	FAMIL	v I		FULL	HALI		E LAND VALU E IMPROVEM		LUE	1	18,600 0	
	COLOR	STYLE	WALLS	S STORY	HT. # ROOMS	ROO		ROOMS KITCHI		BATHS	BATH		TOTAL BILLABLE VALUE			18,600		
												CODE	DA	PERM	T NO.	I 48	иT.	
BMST ATTIC	BATH	HEATING	HEATING				TED BSMT LIV		BSMT REC AREA	ADD'L FIXTURES	TOTAL	L <u>F</u>	03/23/			00 Ar	41.	
REI	MODELED		SYSTE	М	AREA	AREA	A AREA	1			FIXTUR	RES		SALES D	ATA			
BSMT GARAGE V	OODBURNING/METAL											OFF. RE	CORD DA	TE	TYPI			
(# CARS)	FIREPLACES			INT/EXT		MARKET ADJUSTMENT		ST & DES	SIGN	TRUE GF	TRUET	BOOK	PAGE MO			SALES		
												00283	1342 7		Q V		35,000	
				SKETCH INFO								Base Pri	BUILDING VALUATION SUMMARY Base Price					
LOWER LEVEL FIRST FLOOR			SECONI	D FLOOR	OR	AR	EA	VAL		.UE		Plumbing						
				NOTI							Additions							
												Unfin. A						
												Attic	Basement Attic					
													Heat / AC Adj.					
												FBLA						
												Rec Room						
													Fireplace Basement Garage					
												SUBTOTAL						
												Grade Factor()						
												C & D Factor						
												TOTAL RCN % Good						
											Market Adjustment Factor							
											Market Value Per Sq. Ft.							
										RCNLD								
													BUILDI	ILDING ADJUSTMENTS				
CODE DESCRIPTION TOTAL OB/XF VALUE	cou	NT LTH	WTH	SIZE	UNIT PRICE	ORIG % (OND BLDG	#		АУВ	EYB	DEP SCH	OVR	% CO	ND	OB/XF	DEPR. VALUE	
UIAL UB/XF VALUE																		
BLDG DIMENSIONS																		
LAND INFORMATION							LAND UNIT											
HIGHEST AND USE CODE FRONT	TAGE DEPTH	DEPTH / SIZE	COND FACT								DTAL AD	JUSTED UNIT PRICE	LAND VAL		OVERRIDE LAND NOTE		NOTES	
UNDEVELOPED 03 0	0		1.0000	.0000 0/0		٥		00	1.160	AC	0.000	16,034.4	.6,034.48 1					
TOTAL MARKET LAND DATA									1.16				18	3600				
TOTAL PRESENT USE DATA																		
3937910368 (993270) Group:0															6/16/20	21 2:40:	12 AM.	
KOEHNE PATRICK J. 7432	· · ·	· · ·										Parcel ID	: 393791	0368		ID NO:		

ID NO: CARD NO. 1 of 1