

REEVES HAROLD DEAN HEIRS C/O RENE A BREWER												Parcel ID: 3043337976 Account: 9678 Reval Year: 2021 Tax Year: 2021							
981 HOWELL RD				NB: 100 NEW RIVER AREA				CARD NO. 1 of 1 TWP: PINEY CREEK FIRE:PINEY CREE				DEED INFORMATION DEED DATE: 1/2000 DEED BOOK/PAGE: 00-E-27/0000				Appraised By RK on 07/12/2019 EX- LAST ACTION 20210420			
MOCKSVILLE, NC 27028				Property Location: 443 PHIPPS RD				2.6500 AC											
		MARKET VALUE										CORRELATION OF VALUE							
PROPERTY TYPE		USE			CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET						
Residential		R-RESIDENTIAL			UN	7-UNSOUND		D	1961		1961								
DWELLING DATA												PARCEL VALUATION SUMMARY							
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE 60,500							
1-RAISED RANCH	NO		3-RANCH	1-FRAME	1.0	6	3	1		1	0	BILLABLE IMPROVEMENT VALUE 7200							
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	TOTAL BILLABLE VALUE 67,700							
2-CRAWL	1-NONE	NO	2-BASIC	3-ELE	1-ELEC BSBD	0.000		0.00	0.00		0.00	PERMIT							
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA		CODE DATE NO.					
		1/0		2-SAME		0.80000				1,512.00		1,512.00		SALES DATA					
SKETCH INFORMATION												OFF. RECORD DATE TYPE				BOOK PAGE MO YR VALID V/I SALES PRICE			
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		00-E-27 0000 1 2000 Q V 0								
	ONE STY FRM						1512												
	CNPY						890												
NOTES												Base Price 46820							
												Plumbing 0							
												Additions 3600							
												Unfin. Area 0							
												Basement -6030							
												Attic 0							
												Heat / AC Adj. 0							
												FBLA 0							
												Rec Room 0							
												Fireplace 2330							
												Basement Garage 0							
												SUBTOTAL 90,011							
												Grade Factor(D) 0.78000							
												C & D Factor 0.00000							
												TOTAL RCN 90,011							
												% Good 0.10000							
												Market Adjustment Factor 0.80							
												Market Value Per Sq. Ft. 44.78							
												RCNLD 7,200							
												BUILDING ADJUSTMENTS							
												MarketAdjustment	MarketAdjustment	MarketAdjustment	0.80				
CODE	DESCRIPTION			COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
TOTAL OB/XF VALUE																			
BLDG DIMENSIONS		=N30E24S4E36S22W36S4W24Area:1512;=W23N5W8N25E31S30Area:890;TotalArea:2402																	
LAND INFORMATION																			
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY			LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES			
PRIMARY	01	0	0		1.0000	LEVEL/0			30,700.00	1.000	AC	0.000	30,700.00	30700					
FOREST LAND	09	0	0		1.0000	LEVEL/0			5,000.00	1.650	AC	0.000	18,030.30	29750					
TOTAL MARKET LAND DATA										2.65				60450					
TOTAL PRESENT USE DATA																			
3043337976 (1101961) Group:0																			
6/16/2021 3:18:52 AM.																			

