

STAPH ROBERT & PENNY C.

108 WOOD DUCK RUN

SALISBURY, NC 28146

NB: 400 LAUREL SPRINGS AREA

#108 SHEPHERD'S GLEN

Property Location: SHEPHERD'S GLEN #108

CARD NO. 1 of 1

TWP: PRATHERS CREEK

FIRE:LAUREL SPR

DEED INFORMATION

DEED DATE: 3/2009

DEED BOOK/PAGE: 00326/0387

Parcel ID: 3030911337

Account: 10827

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 02/19/2021

EX- LAST ACTION 20210423

| MARKET VALUE | | | | | | | | | | | | CORRELATION OF VALUE | | | | | | | | | | | | | | | |
|-------------------------------|-------------------|------------------------------|-------|----------------|--------------------|---------------------------|-----------|-----------------|-----------------|------------------|---------------|----------------------------|---------------------|-------------|----------------|------------|-------------------|------|--|-------------|--|-------|--|-----|--|-------------|--|
| PROPERTY TYPE | | USE | | CDU | PHYSICAL CONDITION | | GRADE | EYB | | AYB | | CREDENCE TO MARKET | | | | | | | | | | | | | | | |
| | | R | | | | | | | | | | PARCEL VALUATION SUMMARY | | | | | | | | | | | | | | | |
| DWELLING DATA | | | | | | | | | | | | BILLABLE LAND VALUE | | | | 3,500 | | | | | | | | | | | |
| CONDO STYLE | KITCHEN REMODELED | HOUSE COLOR | STYLE | WALLS | STORY HT. | # ROOMS | BED ROOMS | FAMILY ROOMS | KITCHENS | FULL BATHS | HALF BATHS | BILLABLE IMPROVEMENT VALUE | | | | 0 | | | | | | | | | | | |
| | | | | | | | | | | | | TOTAL BILLABLE VALUE | | | | 3,500 | | | | | | | | | | | |
| | | | | | | | | | | | | PERMIT | | | | | | | | | | | | | | | |
| BMST | | ATTIC | | BATH REMODELED | HEATING | HEATING SYSTEM | TYPE | UNFINISHED AREA | UNHEATED AREA | BSMT LIVING AREA | BSMT REC AREA | ADD'L FIXTURES | TOTAL FIXTURES | CODE | | | | DATE | | NO. | | | | | | | |
| | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | | |
| BSMT GARAGE (# CARS) | | WOODBURNING/METAL FIREPLACES | | INT/EXT | | MARKET ADJUSTMENT | | COST & DESIGN | | TRUE GFA | | TRUE TLA | | OFF. RECORD | | DATE | | TYPE | | SALES PRICE | | | | | | | |
| | | | | | | | | | | | | | | BOOK | | PAGE | | MO | | YR | | VALID | | V/I | | SALES PRICE | |
| | | | | | | | | | | | | | | 00326 | | 0387 | | 3 | | 2009 | | A | | V | | 0 | |
| | | | | | | | | | | | | BUILDING VALUATION SUMMARY | | | | | | | | | | | | | | | |
| SKETCH INFORMATION | | | | | | | | | | | | Base Price | | | | | | | | | | | | | | | |
| LOWER LEVEL | | FIRST FLOOR | | SECOND FLOOR | | THIRD FLOOR | | AREA | | VALUE | | Plumbing | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | Additions | | | | | | | | | | | | | | | |
| 2021 INFORMAL - ADD LAND INFL | | | | | | | | | | | | Unfin. Area | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | |
| UNDEVELOPED | 03 | 0 | 0 | | 0.2500 | ROLLING/0/LOCATION | | | 12,000.00 | 1.030 | AC | 0.000 | 3,388.35 | 3490 | | | | | | | | | | | | | |
| TOTAL MARKET LAND DATA | | | | | | | | | | 1.03 | | | | 3490 | | | | | | | | | | | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3030911337 (1102879) Group:0 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6/16/2021 3:26:00 AM. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STAPH ROBERT & PENNY C. | | | | | | | | | | | | Parcel ID: 3030911337 | | | | | | | | | | | | | | | |
| 10827 | | | | | | | | | | | | ID NO: 10827 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | CARD NO. 1 of 1 | | | | | | | | | | | | | | | |