WARD GEORGE EDWARD & Parcel ID: 4918196671 WARD SANDY L Account: 77721 3120 TRIIITY CHURCH RD Reval Year: 2021 Tax Year: 2021 NB: 300 BULLHEAD MTN AREA CARD NO. 1 of 1 **DEED INFORMATION** #12 HOLLY RUN TWP: CHERRY LANE **DEED DATE: 6/2018** Appraised By TAD on 11/05/2019 **DEED BOOK/PAGE:** 00392/1051 LAST ACTION 20200925 CONCORD, NC 28027 Property Location: 368 HOLLY RUN 0.8000 AC FIRE: CHERRY LAN MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION GRADE USE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 3-AVERAGE 2001 Residential ΑV 2001 PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 28,200 161800 KITCHEN HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE BED STORY HT. CONDO STYLE STYLE WALLS # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 190,000 PERMIT 18-MODULAR 6-ALUM/VINYL GRY 1.0 6 2 n CODE DATE NO. AMT. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC HEATING TYPE 08/22/2008 606 REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** 447 1100 2-CRAWL 1-NONE 3-CENTRAL/AC 3-ELE 6-HEAT PMP 0.000 0.00 0.00 6.00 12/28/2000 393 6700 **BSMT GARAGE** WOODBURNING/METAL SALES DATA **TRUE TLA** INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** (# CARS) **FIREPLACES** OFF. RECORD DATE TYPE 1/0 1-ABOVE 1,456.00 1,712.00 BOOK PAGE MO YR VALID V/I SALES PRICE SKETCH INFORMATION 00392 1051 6 2018 ٧ LOWER LEVEL FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE 00229 0922 8 2000 13,500 ONE STY FRM 1456 **BUILDING VALUATION SUMMARY** OPN FRM PRCH 416 Base Price 45520 WD DECK 160 Plumbing 240 WD DECK 160 Additions 12800 ONE STY FRM 256 Unfin. Area Basement -5840 NOTES Attic 1730 Heat / AC Adj. FBLA Rec Room 2330 Fireplace Basement Garage SUBTOTAL 160,90 Grade Factor(C) 1.00000 C & D Factor 0.00000 TOTAL RCN 160,90 % Good 0.85000 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 110.98 136,800 RCNLD **BUILDING ADJUSTMENTS OB/XF DEPR** CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE ORIG % COND** BLDG # ---AYB **EYB DEP SCH** OVR % COND VALUE RG1 GARAGE FRM/CV 720 2003 1.000 30 24 0.00 0.00 0.00 0 0 0 RS2R SHED-METAL 1.000 10 80 0.00 0.00 0.00 2004 0 0 0 8 RC1R CARPORT 1.000 12 30 360 0.00 0.00 0.00 2012 0 0 0 RS1R SHED-FRAME 1.000 144 0.00 0.00 0.00 2015 0 TOTAL OB/XF VALUE BLDG DIMENSIONS =N28E52S28W52Area:1456;=N8E52S8W52Area:416;=N10E16S10W16Area:160;=N16E10S16W10Area:160;=W16N16E16S16Area:256;TotalArea:2448 LAND INFORMATION **HIGHEST AND** COND **INFLUENCES AND** LAND UNIT **TOTAL LAND** UNIT TOTAL **ADJUSTED UNIT** OVERRIDE USE DEPTH / **FRONTAGE** DEPTH **LAND VALUE** LAND NOTES **BEST USE** CODE SIZE **FACT TOPOGRAPHY** PRICE UNITS **TYPE ADJST** PRICE VALUE PRIMARY 01 0 0 1.0000 ROLLING/ABOVE STREET 30,000.00 0.800 AC 0.000 35,250.00 28200

0.8

2820

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TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA 4918196671 (771691) Group:0

