

JARVIS RICHARD & BARBARA

360 LITTLE ROCK AVE

NB: 400 LAUREL SPRINGS AREA

CARD NO. 1 of 1

TWP: CRANBERRY

FIRE:LAUREL SPR

DEED INFORMATION

DEED DATE: 6/1999

DEED BOOK/PAGE: 00217/0834

Parcel ID: 3947871271

Account: 1514

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 06/21/2019

EX- LAST ACTION 20201030

LEXINGTON, NC 27295

Property Location: 503 BLUEBIRD LN

3.4000 AC

PROPERTY TYPE		USE	CDU	MARKET VALUE		PHYSICAL CONDITION	GRADE	EYB	AYB		
		R									
DWELLING DATA											
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA
SKETCH INFORMATION											
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE	
NOTES											
CAMPER ON PROPERTY											

CORRELATION OF VALUE											
CREDENCE TO MARKET											
PARCEL VALUATION SUMMARY											
BILLABLE LAND VALUE										76,300	
BILLABLE IMPROVEMENT VALUE										22300	
TOTAL BILLABLE VALUE										98,600	
PERMIT											
CODE		DATE		NO.		AMT.					
		09/02/1999		3509		60000					
SALES DATA											
OFF. RECORD		DATE		TYPE							
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE					
00217	0834	6	1999	Q	V	22,500					
BUILDING VALUATION SUMMARY											
Base Price											
Plumbing											
Additions											
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
MHA	MH ATTACHMENT	1.000	22	16	352	0.00	0.00	—	0.00	2002	0	0		0	
RS1R	SHED-FRAME	1.000	16	11	176	0.00	0.00	—	0.00	2002	0	0		0	
OP1	OPN PRCH FRM	1.000	24	8	192	0.00	0.00	—	0.00	2002	0	0		0	
WD1	WOOD DECK	1.000	10	8	80	0.00	0.00	—	0.00	2002	0	0		0	
CP5R	Canopy Only - Res	1.000	8	24	192	0.00	0.00	—	0.00	2002	0	0		0	
RS1R	SHED-FRAME	1.000	8	4	32	0.00	0.00	—	0.00	2002	0	0		0	
RS1R	SHED-FRAME	1.000	20	18	360	0.00	0.00	—	0.00	2002	0	0		0	
OP1	OPN PRCH FRM	1.000	1	141	141	0.00	0.00	—	0.00	2018	0	0		0	
WD1	WOOD DECK	1.000	1	191	191	0.00	0.00	—	0.00	2018	0	0		0	
MHR	MH ROOF	1.000	8	26	208	0.00	0.00	—	0.00	2018	0	0		0	
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	
MOUNT. VIEW	10	0	0	0.0000	1.0000	STEEP/0	48,300.00	1.000	AC	0.000	48,300.00	48300			
SECONDARY	02	0	0	0.0000	1.0000	STEEP/0	15,000.00	1.000	AC	0.000	15,000.00	15000			
FOREST LAND	09	0	0	0.0000	1.0000	STEEP	5,000.00	1.400	AC	0.000	9,300.00	13020			
TOTAL MARKET LAND DATA									3.4			76320			
TOTAL PRESENT USE DATA															

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6/16/2021 2:36:15 AM.

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