

BROWN & SAUCIER ASSOCIATES LPC/O KATHLEEN HAGER
6241 EDMORE BLVDNN: 01 - ENTRY GAINED
NB: 100 NEW RIVER AREA

CHARLOTTE, NC 28216

Property Location: 1983 TOPIA RD

4.7700 AC

CARD NO. 1 of 1
TWP: PRATHERS CREEK
FIRE: PINEY CREE**DEED INFORMATION****DEED DATE:** 7/1997**DEED BOOK/PAGE:** 00196/0145**Parcel ID: 3011906839**

Account: 3643

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 03/20/2019

EX- LAST ACTION 20210122

MARKET VALUE												CORRELATION OF VALUE									
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET							
Residential		R-RESIDENTIAL		AV	4-FAIR		E	1926		1926		PARCEL VALUATION SUMMARY									
DWELLING DATA												BILLABLE LAND VALUE				65,600					
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				16700					
	NO	RED	5-OLD STYLE	1-FRAME	1.8	6	3		1	1	0	TOTAL BILLABLE VALUE				82,300					
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT									
2-CRAWL	1-NONE	NO	2-BASIC	4-OIL	10-MONITOR	0.000		0.00	0.00		0.00	CODE	DATE		NO.						
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	SALES DATA									
		1/0		2-SAME		0.80000				756.00	1,323.00	OFF. RECORD	DATE			TYPE					
SKETCH INFORMATION												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		00196	0145	7	1997	Q	V	1			
		ONE STY FRM		ONE STY FRM				756				BUILDING VALUATION SUMMARY									
		ENC FRM PRCH						192				Base Price						40740			
		WD DECK						20				Plumbing						0			
NOTES																		Additions		3200	
																		Unfin. Area		0	
																		Basement		-3690	
																		Attic		0	
																		Heat / AC Adj.		0	
																		FBLA		0	
																		Rec Room		0	
																		Fireplace		2330	
																		Basement Garage		0	
																		SUBTOTAL		52,586	
																		Grade Factor(E)		0.50000	
																		C & D Factor		0.00000	
																		TOTAL RCN		52,586	
																		% Good		0.29000	
																		Market Adjustment Factor		0.80	
																		Market Value Per Sq. Ft.		62.21	
																		RCNLD		12,200	
																		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					
RS4	METAL BLDG		1.000	25	14	350	0.00	0.00		0.00	2016	0	0		0						
TOTAL OB/XF VALUE																					
BLDG DIMENSIONS		(Levels1-2)=N14E20N20E14S34W34Area:1512;=N6E12N14E6S20W18Area:192;=N4E5S4W5Area:20;TotalArea:1724																			
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	0.0000	1.0000	ROLLING/0			30,700.00	1.000	AC	0.000	30,700.00	30700							
FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0			5,000.00	3.770	AC	0.000	9,254.64	34890							
TOTAL MARKET LAND DATA										4.77				65590							
TOTAL PRESENT USE DATA																					
3011906839 (1054877) Group:0																					
6/15/2021 5:27:18 PM																					

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