

TRIVETT WILLIE C JR & TRIVETT ELTA H. 233 RIVER COUNTRY RD												Parcel ID: 3012429502 Account: 76908 Reval Year: 2021 Tax Year: 2021							
NN: 01 - ENTRY GAINED NB: 100 NEW RIVER AREA				CARD NO. 1 of 1 TWP: PINEY CREEK FIRE:PINEY CREE				DEED INFORMATION DEED DATE: 12/2009 DEED BOOK/PAGE: 00333/0398				Appraised By TAD on 03/10/2021 EX- LAST ACTION 20210527							
PINEY CREEK, NC 28663				Property Location: 233 RIVER COUNTRY RD				3.7800 AC											
MARKET VALUE												CORRELATION OF VALUE							
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET							
Residential		R-RESIDENTIAL		GD	5-POOR		D-	1921		1921									
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 63,200							
6-COLONIAL	NO		5-OLD STYLE	6-ALUM/VINYL	1.0	7	2			1	0	BILLABLE IMPROVEMENT VALUE 35600							
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 98,800							
2-CRAWL	4-FULL FIN	NO	1-NONE	1-NONE	5-NONE	0.000		0.00	0.00		0.00								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA								
		0/0		2-SAME		0.80000				702.00	1,295.00								
SKETCH INFORMATION												BUILDING VALUATION SUMMARY							
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price 28080								
	ONE STY FRM		FIN ATTIC						702		Plumbing 0								
	SCRN PRCH								204		Additions 10000								
	ONE STY FRM								242		Unfin. Area 0								
NOTES												Basement -3530							
197 & 201 RIVER COUNTRY RD - M/H PP												Attic 5650							
247 RIVER COUNTRY RD - SHOP												Heat / AC Adj. -1350							
												FBLA 0							
												Rec Room 0							
												Fireplace 0							
												Basement Garage 0							
												SUBTOTAL 67,172							
												Grade Factor(D-) 0.70000							
												C & D Factor 0.00000							
												TOTAL RCN 67,172							
												% Good 0.46000							
												Market Adjustment Factor 0.80							
												Market Value Per Sq. Ft. 76.29							
												RCNLD 24,700							
												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			
AQ1	QUONSET BLDG		1.000	30	20	600	0.00	0.00	—	0.00	1980	0	0		0				
WD1	WOOD DECK		1.000	20	8	160	0.00	0.00	—	0.00	2008	0	0		0				
EP1R	ENC PORCH-FRAME		1.000	20	8	160	0.00	0.00	—	0.00	2008	0	0		0				
MHH	MH HOOKUP		1.000	0	0	1	0.00	0.00	—	0.00	2008	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				
PRIMARY	01	0	0		1.0000	ROLLING/0		30,700.00	1.000	AC	0.000	30,700.00	30700						
OPEN LAND	08	0	0		1.0000	ROLLING/0		5,000.00	2.780	AC	0.000	11,687.05	32490						
TOTAL MARKET LAND DATA										3.78			63190						
TOTAL PRESENT USE DATA																			
3012429502 (1104186) Group:0																			
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