**HUFFSTICKLER AVIS** Parcel ID: 3020258555 Account: 6879 PO BOX 2064 Reval Year: 2021 Tax Year: 2021 NB: 400 LAUREL SPRINGS AREA CARD NO. 1 of 1 **DEED INFORMATION** TWP: PRATHERS CREEK **DEED DATE: 3/1988** Appraised By RK on 05/29/2019 **DEED BOOK/PAGE:** 00139/0822 LAST ACTION 20201030 LINCOLNTON, NC 28093 Property Location: 677 ALLEN RD 2.2500 AC FIRE: PINEY CREE MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION USE GRADE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 1921 1921 Residential ΑV 4-FAIR C-PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 34,100 KITCHEN HOUSE **FAMILY FULL** BILLABLE IMPROVEMENT VALUE 22600 BED HALF KITCHENS CONDO STYLE STYLE WALLS STORY HT. # ROOMS REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 56,700 PERMIT 6-COLONIAL 5-OLD STYLE 1-FRAME NO 1.0 6 Ω CODE DATE NO. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC HEATING TYPE SALES DATA REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** OFF. RECORD DATE **TYPE** 2-UNFIN 1-NONE 1-NONE 5-NONE 0.00 2-CRAWL NO 0.000 0.00 0.00 BOOK PAGE MO YR VALID V/I SALES PRICE **BSMT GARAGE** WOODBURNING/METAL INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** 00139 0822 3 1988 Q V **BUILDING VALUATION SUMMARY** 2-SAME 1/0 884.00 884.00 32290 Base Price **SKETCH INFORMATION** Plumbing LOWER LEVEL FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE Additions 3300 ONE STY FRM UNFIN ATTIC 884 Unfin. Area OPN FRM PRCH 455 -407 Basement NOTES Attic 2650 Heat / AC Adj. -1550 FBLA Rec Room Fireplace 2330 Basement Garage SUBTOTAL 83,600 Grade Factor(C-) 0.92000 C & D Factor 0.00000 TOTAL RCN 83,600 % Good 0.2700 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 64.14 RCNLD 22,600 **BUILDING ADJUSTMENTS OB/XF DEPR** DESCRIPTION COUNT **UNIT PRICE** AYB % COND CODE LTH WTH SIZE ORIG % COND BLDG # **EYB DEP SCH** OVR VALUE TOTAL OB/XF VALUE BLDG DIMENSIONS LAND INFORMATION OVERRIDE **HIGHEST AND** USE DEPTH . COND **INFLUENCES AND** LAND UNIT **TOTAL LAND** UNIT TOTAL ADJUSTED UNIT FRONTAGE DEPTH LAND VALUE LAND NOTES **BEST USE TOPOGRAPHY** PRICE UNITS **TYPE ADJST** PRICE VALUE CODE SIZE FACT PRIMARY 01 0 0.7500 LEVEL/ROLLING/SHAPE/SIZE AC 0.000 21,750.00 21750 0 29,000.00 1.000 1.0000 AC 12380 FOREST LAND 09 0 0 LEVEL/ROLLING 5,000.00 1.25 0.000 9,904.00 TOTAL MARKET LAND DATA 2.2 34130 TOTAL PRESENT USE DATA

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