## EDWARDS CHRISTOPHER A.

97 WAGONER RIDGE RD

NB: 500 GLADE CREEK AREA

CARD NO. 1 of 1 TWP: GLADE CREEK **DEED INFORMATION DEED DATE: 3/2018** 

Appraised By TAD on 12/04/2019

**DEED BOOK/PAGE:** 00390/1545 LAST ACTION 20201103 ENNICE, NC 28623 Property Location: 97 WAGONER RIDGE RD 2.2400 AC FIRE: GLADE CREE MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU USE PHYSICAL CONDITION GRADE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 2008 PARCEL VALUATION SUMMARY Residential ΑV 2-G00D 2008 BILLABLE LAND VALUE **DWELLING DATA** 45,600 **KITCHEN** HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE 134600 BED STORY HT. STYLE WALLS # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 180,200

CONDO STYLE PERMIT 18-MODULAR 6-ALUM/VINYL TAN 1.0 2 n CODE DATE NO. AMT. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC HEATING TYPE 09/02/2008 606 2000 REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** 604 13000 2-CRAWL 1-NONE 3-CENTRAL/AC 3-ELE 6-HEAT PMP 5709 0.000 0.00 0.00 4.00 05/03/2007 740 **BSMT GARAGE** 08/05/2005 3139F WOODBURNING/METAL INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA SALES DATA (# CARS) **FIREPLACES** 2-SAME 1/0 1,125.00 1,125.00 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 00390 1545 3 2018 1125 ONE STY FRM OPN FRM PRCH 48 600 Base Price FRM GARAGE FIN OPN FRM PRCH 336 FRM BAY 12 OPN MSNRY PRCH

96

NOTES

Plumbina 160 Additions 10900 Unfin. Area Basement -4850 Attic Heat / AC Adj. 1430 FBLA Rec Room 233 Fireplace Basement Garage SUBTOTAL 128,128 Grade Factor(C) 1.0000 C & D Factor 0.0000 TOTAL RCN 128,128 % Good 0.91000 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 160.18 RCNLD 116,60 **BUILDING ADJUSTMENTS** 

Q

**BUILDING VALUATION SUMMARY** 

165,000

37870

Parcel ID: 4010988521

Reval Year: 2021 Tax Year: 2021

1057 6 2005

Account: 77375

OB/XF DEPR ORIG % COND DESCRIPTION COUNT WTH **UNIT PRICE** BLDG # **DEP SCH** CODE LTH SIZE AYB **EYB** OVR % COND VALUE RS1R SHED-FRAME 0.00 2005 1.000 14 24 336 0.00 0.00 0 POLE BRN-FRM 4 OPEN 0 AP6 1.000 14 10 140 0.00 0.00 0.00 2006 0 0 WD1 WOOD DECK 1.000 10 8 80 0.00 0.00 0.00 2005 0 0 0 RC1R CARPORT 1.000 20 20 400 0.00 0.00 0.00 2007 0 0 0 OP1 OPN PRCH FRM 1.000 12 16 192 0.00 0.00 0.00 2007 0 0 0 RS2R SHED-METAL 1.000 10 8 80 0.00 0.00 0.00 2007 0 0 0 METAL BLDG RS4 1.000 30 24 720 0.00 0.00 0.00 2007 n n 0 CI3R CONC SLAB/PATIO 1.000 90 0.00 0.00 0.00 2007

TOTAL OB/XF VALUE

BLDG DIMENSIONS (Levels1-2)=N25E45S25W45Area:2250;=N6E8S6W8Area:48;=N25E24S25W24Area:600;=N10E24S4E16S6W40Area:336;=NE@45-2.83E4SE@45-2.83W8Area:12;=N6E16S6W16Area:96;TotalArea:3342

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	25,400.00	1.000	AC	0.000	25,400.00	25400		
FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0	5,000.00	1.240	AC	0.000	16,306.45	20220		
TOTAL MARKET LAND DATA							2.24				45620			
TOTAL PRESENT USE DATA														

4010988521 (682223) Group:0 6/16/2021 2:02:04 AM.

