

PATRICK BOBBY LARRY												Parcel ID: 3022430821																					
PO BOX 54												Account: 9124																					
NB: 100 NEW RIVER AREA												Reval Year: 2021 Tax Year: 2021																					
Disabled												Appraised By TAD on 05/01/2019																					
CARD NO. 1 of 1												EX- LAST ACTION 20210122																					
TWP: PINEY CREEK																																	
FIRE:PINEY CREE																																	
DEED INFORMATION																																	
DEED DATE: 1/1994																																	
DEED BOOK/PAGE: 00171/0542																																	
PINNEY CREEK, NC 28663																																	
Property Location: 65 SOUTH FORK CHURCH RD																																	
0.2900 AC																																	
MARKET VALUE												CORRELATION OF VALUE																					
PROPERTY TYPE				USE				CDU		PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO		MARKET													
Residential				R-RESIDENTIAL				GD		3-AVERAGE		D		1926		1926																	
DWELLING DATA												PARCEL VALUATION SUMMARY																					
CONDO STYLE		KITCHEN REMODELED		HOUSE COLOR		STYLE		WALLS		STORY HT.		# ROOMS		BED ROOMS		FAMILY ROOMS		KITCHENS		FULL BATHS		BILLABLE LAND VALUE		16,800									
		NO				3-RANCH		6-ALUM/VINYL		1.0		5		2						1		0		BILLABLE IMPROVEMENT VALUE		22300							
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		39,100							
2-CRAWL		1-NONE		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								880.00		880.00											
SKETCH INFORMATION												BUILDING VALUATION SUMMARY																					
LOWER LEVEL				FIRST FLOOR				SECOND FLOOR				THIRD FLOOR				AREA				VALUE				Base Price				32200					
				ONE STY FRM																880				Plumbing				0					
				WD DECK																102				Additions				1500					
				OPN FRM PRCH																48				Unfin. Area				0					
				OPN MSNRY PRCH																48				Basement				-4060					
NOTES												FBLA								0				Rec Room				0					
												Fireplace								0				Basement Garage				0					
												SUBTOTAL								54,118				Grade Factor(D)				0.78000					
												C & D Factor								0.00000				TOTAL RCN				54,118					
												% Good								0.50000				Market Adjustment Factor				0.80					
												Market Value Per Sq. Ft.								44.43				RCNLD				21,600					
												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	
RS1R		SHED-FRAME				1.000		18		18		324		0.00		0.00				0.00		1926		0		0				0			
TOTAL OB/XF VALUE																																	
BLDG DIMENSIONS												=N22E40S22W40Area:880;=E10S15W4N8W6N7Area:102;=N8E6S8W6Area:48;=E8S6W8N6Area:48;TotalArea:1078																					
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/LEVEL				30,700.00		0.290		AC		0.000		57,862.07		16780							
TOTAL MARKET LAND DATA												0.29																					
TOTAL PRESENT USE DATA																																	
3022430821 (1054832) Group:0												6/16/2021 3:10:54 AM.																					

