

KEY MARTY J. & ANGELA W. &

WAGONER JAMES R.

265 REBEL WAY

NB: 400 LAUREL SPRINGS AREA

LAUREL SPGS, NC 28644

Property Location: 265 REBEL WAY

71.0200 AC

CARD NO. 1 of 1

TWP: CRANBERRY

FIRE:LAUREL SPR

DEED INFORMATION

DEED DATE: 8/2001

DEED BOOK/PAGE: 00239/0749

Parcel ID: 3948181472

Account: 7356

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 06/25/2019

EX- LAST ACTION 20210607

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE			
Residential		R-RESIDENTIAL		AV	3-AVERAGE		D	1983		1983		CREDENCE TO MARKET			
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	LAND VALUE			
	YES		8-CONTEMPORARY	1-FRAME	1.0	6	3		1	1	1	358,400			
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	DEFERRED LAND VALUE			
6-FULL	1-NONE	NO	2-BASIC	3-ELE	3-FORCED AIR	0.000					2.00	212,900			
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	BILLABLE LAND VALUE			
		0/0		2-SAME						1,120.00	1,372.00	145,500			
SKETCH INFORMATION												TOTAL APPRAISED VALUE			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		TOTAL BILLABLE VALUE			
BSMNT		ONE STY FRM						1120				212,500			
		WD DECK						184				67000			
		OPN FRM PRCH						84				425,400			
		ONE STY FRM						252				212,500			
		ENC FRM PRCH						140							

NOTES

29 REBEL WAY - SHOP

BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
00239	0749	8	2001	Q	V	5,000

BUILDING VALUATION SUMMARY

Base Price37750

Plumbing800

Additions11800

Unfin. Area0

Basement0

Attic0

Heat / AC Adj.0

FBLA0

Rec Room0

Fireplace0

Basement Garage0

SUBTOTAL0

Grade Factor(D)0.78000

C & D Factor0.00000

TOTAL RCN0

% Good0.69000

Market Adjustment Factor0.00

Market Value Per Sq. Ft.154.88

RCNLD0

BUILDING ADJUSTMENTS

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
RG1	GARAGE FRM/CV	1.000	24	22	528	0.00	0.00	—	0.00	1998	0	0		0	
AP3	POLE BRN-MTL 1 OPEN	1.000	40	30	1,200	0.00	0.00	—	0.00	1980	0	0		0	
AP2	POLE BRN-FRM 4 SD	1.000	160	40	6,400	0.00	0.00	—	0.00	1965	0	0		0	
AP2	POLE BRN-FRM 4 SD	1.000	12	14	168	0.00	0.00	—	0.00	1998	0	0		0	
RS6	SHOP	1.000	40	16	640	0.00	0.00	—	0.00	1990	0	0		0	
RS1R	SHED-FRAME	1.000	14	10	140	0.00	0.00	—	0.00	1990	0	0		0	
AP3	POLE BRN-MTL 1 OPEN	1.000	70	30	2,100	0.00	0.00	—	0.00	1990	0	0		0	
RM2	MH DOUBLE WD	1.000	40	28	1,120	0.00	0.00	1	0.00	1983	0	0		0	
SM8	MH BSMNT	1.000	40	28	1,120	0.00	0.00	1	0.00	1983	0	0		0	
SM6	MH ATTCHD 1 STY	1.000	18	14	252	0.00	0.00	1	0.00	1983	0	0		0	
SM7	MH OPEN PORCH	1.000	12	7	84	0.00	0.00	1	0.00	1983	0	0		0	
SM5	MH WOOD DECK	1.000	23	8	184	0.00	0.00	1	0.00	1983	0	0		0	
MHF	MH FOUNDATION	1.000	14	18	252	0.00	0.00	1	0.00	1983	0	0		0	
MHE	MH ENCL PRCH	1.000	14	10	140	0.00	0.00	1	0.00	2010	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
MOUNT. VIEW	10	0	0		1.0000	0/0				48,300.00	1.000	AC	0.000	48,300.00	48300		
OPEN LAND	08	0	0		1.0000	0/0				5,000.00	55.000	AC	0.000	4,345.46	239000		
FOREST LAND	09	0	0		1.0000	0/0				5,000.00	15.020	AC	0.000	4,732.36	71080		
TOTAL MARKET LAND DATA											71.02				358380		
CU-MOUNTVIEW	30		0	0		5	1.0000			48,300.00	1.000	AC	0.000	48,300.00	48300		
HORT USE	43		0	0		5	1.0000			1,705.00	55.000	AC	0.000	1,705.09	93780		
FOREST USE	42		0	0		5	1.0000			229.00	15.020	AC	0.000	229.03	3440		
TOTAL PRESENT USE DATA											71.02				145,520		
3948181472 (1104576) Group:0																	
6/16/2021 9:30:37 AM.																	

