CHERRY LANE FARM LLC Parcel ID: 3997697550 Account: 79032 806 MADISON ST, APT A Reval Year: 2021 Tax Year: 2021 NB: 300 BULLHEAD MTN AREA CARD NO. 1 of 1 **DEED INFORMATION** TWP: CHERRY LANE **DEED DATE: 6/2016** Appraised By TAD on 10/03/2019 **DEED BOOK/PAGE:** 00378/1305 LAST ACTION 20210420 DURHAM, NC 27701 Property Location: 499 VESTAL RD 34.6400 AC FIRE: CHERRY LAN MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU USE PHYSICAL CONDITION GRADE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 3-AVERAGE 1960 Residential GD 1960 PARCEL VALUATION SUMMARY **DWELLING DATA** LAND VALUE 207,800 **KITCHEN** HOUSE **FAMILY FULL** DEFERRED LAND VALUE 104,700 BED HALF CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** BILLABLE LAND VALUE 103,100 BILLABLE IMPROVEMENT VALUE 87700 11-BUNGALOW 6-ALUM/VINYL NO 1.0 TOTAL APPRAISED VALUE 295,500 HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BATH** OTAL BILLABLE VALUE 190,800 **BMST** ATTIC HEATING **TYPE** REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** PERMIT 1-NONE 2-BASIC 1-ELEC BSBD 2-CRAWL NO 3-ELE 0.000 0.00 0.00 0.00 CODE DATE NO. **BSMT GARAGE** WOODBURNING/METAL INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** OFF. RECORD DATE **TYPE** 0/0 2-SAME 1,248.00 1,248.00 BOOK PAGE MO YR VALID V/I SALES PRICE SKETCH INFORMATION 1305 6 2016 O I 315.000 00378 LOWER LEVEL FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE **BUILDING VALUATION SUMMARY** 1248 ONE STY FRM Base Price 4071 OPN FRM PRCH 112 Plumbing ENC FRM PRCH 272 Additions 550 WD DECK 48 Unfin. Area NOTES -521 Basement Attic **GATED** Heat / AC Adj. **FBLA** Rec Room Fireplace Basement Garage SUBTOTAL 111,93 Grade Factor(C) 1.0000 C & D Factor 0.0000 TOTAL RCN 111,930 % Good 0.6300 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 152.8 RCNLD 70,500 BUILDING ADJUSTMENTS **OB/XF DEPR** CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE ORIG % COND** BLDG # AYB EYB **DEP SCH** % COND OVR ---VALUE AB1 BANK BARN 1.000 36 24 864 0.00 0.00 0.00 1980 0 0 0 RS1R SHED-FRAME 1.000 16 10 160 0.00 0.00 0.00 1970 0 0 0 RG6 **GARAGE 1 STY** 1.000 22 20 440 0.00 0.00 0.00 1970 0 0 0 BOAT DCK/LT 1.000 RD1 12 192 0.000.000.00 1994 n Λ 16 Λ RD1 BOAT DCK/LT 1.000 36 0.00 0.00 0.00 1994 0 0 TOTAL OB/XF VALUE BLDG DIMENSIONS =N40E34S40W10N8W14S8W10Area:1248;=N8E14S8W14Area:112;=N8E34S8W34Area:272;=N8E6S8W6Area:48;TotalArea:1680 LAND INFORMATION COND LAND UNIT UNIT ADJUSTED UNIT HIGHEST AND USE DEPTH A **INFLUENCES AND TOTAL LAND** TOTAL OVERRIDE FRONTAGE DEPTH LAND VALUE LAND NOTES **BEST USE** CODE **TOPOGRAPHY** VALUE SIZE FACT PRICE UNITS **TYPE ADJST** PRICE PRIMARY 01 0 0 1.1500 ROLLING/0/WATER 30,000.0 1.000 AC 0.000 34,500.00 34500 OPEN LAND 08 0 0 1.0000 ROLLING/0 7,000.00 9.000 AC 0.000 7,000.00 63000

AC

AC

AC

AC

24.640

34.64

1.000

9.000

24.64

34.64

7,000.00

30,000.00

7,000.00

229.00

0.000

0.000

0.000

0.000

4,474.84

34,500.00

7.000.00

228.90

110260

207760

34500

63000 5640

103,140

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FOREST LAND

CU-PRIMARY

FOREST USE

CU-OPEN

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

3997697550 (1102006) Group:0

09

21

28

42

n

0

0

0

0

1.0000

0

0

0

ROLLING/0

1.1500

1.0000

1.0000

5

