

DEBORD RONALD H. JR. & DEBORD MICHELLE C. 255 LITTLE PINE RD														Parcel ID: 4012024257 Account: 1430 Reval Year: 2021 Tax Year: 2021																																																							
ENNICE, NC 28623														NN: 07 - NOT AT HOME NB: 500 GLADE CREEK AREA #12 SHEW PROPERTY Property Location: 321 LITTLE PINE RD														CARD NO. 1 of 1 TWP: GLADE CREEK FIRE:GLADE CREE														DEED INFORMATION DEED DATE: 8/1998 DEED BOOK/PAGE: 00207/0984														Appraised By CH on 11/21/2019 EX- LAST ACTION 20201119													
														MARKET VALUE														CORRELATION OF VALUE																																									
PROPERTY TYPE				USE										GRADE				EYB				AYB				CREDENCE TO MARKET																																											
Commercial				373-RETAIL SNGL OCC										C-				0				1989				PARCEL VALUATION SUMMARY																																											
# UNITS		# IDENTICAL UNITS		# EFFICIENCY APTS				# 1-BEDROOM APTS				# 2-BEDROOM APTS				# 3-BEDROM APTS				COVERED PARKING				UNCOVERED PARKING				BILLABLE LAND VALUE 27,300																																									
1		1																										BILLABLE IMPROVEMENT VALUE 65900																																									
																												TOTAL BILLABLE VALUE 93,200																																									
LEVELS																				COST APPROACH DETAIL																				PERMIT																													
01-01		*-*		2-Fr		3-Nm		1050		142		12		2-FRAME		1-Wood Joist		100		2-N		1-NONE		2-UNIT		0-NONE		43.73		114789				45920		CODE DATE NO.																																	
01-01		*-*		2-Fr		3-Nm		720		48		10		2-FRAME		1-Wood Joist		100		2-N		1-NONE		2-UNIT		2-NORMAL		34.04		61275		24510		SALES DATA																																			
Total																														#Error		#Error		OFF. RECORD DATE TYPE																																			
LINE #		FLOOR LINE		CODE		DESCRIPTION										MEASUREMENTS										#		BOOK PAGE MO YR VALID V/I SALES PRICE																																									
		- 0.00		1		Units																						00207 0984 8 1998 Q V 80,000																																									
2		1 - 670.00		CP6		CANOPY - ROOF/SLAB										24										5		1		BUILDING VALUATION SUMMARY																																							
5		1 - 890.00		OD1		OVERHEAD DOOR - WD/MT										9										10		1		Total Unadjusted RCN #Error																																							
1		1 - 2110.00		RS1		UTILITY BUILDING - FRAME										14										20		1		Total Unadjusted RCNLD #Error																																							
3		1 - 16800.00		CP6		CANOPY - ROOF/SLAB										100										30		1		Local Modifier																																							
6		1 - 1660.00		OD1		OVERHEAD DOOR - WD/MT										14										12		1		Grade Factor(C-) 0.92000																																							
4		1 - 1250.00		OD1		OVERHEAD DOOR - WD/MT										14										9		1		Total Unadjusted RCNLD 64,800																																							
NOTES																				RCNLD 52.66														Market Adjustment Factor 1.00000																																			
																				RCNLD 64,800														Market Value Per Sq. Ft.																																			
																				BUILDING ADJUSTMENTS														SKETCH INFORMATION																																			
																				TYPE														AREA																																			
																				01*														720																																			
																				CP6*														3,000																																			
																				01*														1,000																																			
																				RS1*														280																																			
																				CP6*														120																																			
CODE		DESCRIPTION		COUNT		LTH		WTH		SIZE		UNIT PRICE		ORIG % COND		BLDG #		---		AYB		EYB		DEP SCH		OVR		% COND		OB/XF DEPR. VALUE																																							
RS1C		UTILITY FRAME		1.000		16		10		160		0.00		0.00				0.00		1995		0		0				0																																									
TOTAL OB/XF VALUE																																																																					
BLDG DIMENSIONS																				=E24S30W24N30Area:720;=E100S30W100N30Area:3000;=E50N20W50S20Area:1000;=E14S20W14N20Area:280;=E24S5W24N5Area:120;TotalArea:5120																																																	
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																																	
COM PRIMARY		15		0		0		0.0000		1.0000		ROLLING/0										25,400.00		1.150		AC		0.000		23,721.74		27280																																					
TOTAL MARKET LAND DATA																																		1.15								27280																											
TOTAL PRESENT USE DATA																																																																					
4012024257 (991555) Group:0																																		6/15/2021 5:36:57 PM.																																			

