SHEPHERD CHRISTOPHER G. Parcel ID: 3947737852 Account: 1770 2780 ELK KNOB RD Reval Year: 2021 Tax Year: 2021 NB: 400 LAUREL SPRINGS AREA CARD NO. 1 of 1 **DEED INFORMATION** TWP: CRANBERRY **DEED DATE: 1/2013** Appraised By TAD on 06/20/2019 **DEED BOOK/PAGE:** 00356/0234 LAST ACTION 20201030 AUREL SPGS, NC 28644 Property Location: 2780 ELK KNOB RD 4.8500 AC FIRE: LAUREL SPR MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION USE GRADE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 2005 2005 Residential ΑV 2-G00D B+ PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 59,800 KITCHEN HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE 316600 BED CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 376,400 PERMIT 4-CAPE 1-FRAME NO 1.5 8 3 CODE DATE NO. AMT. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL 03/22/2005 5066 **BMST** ATTIC HEATING TYPE 150000 REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** SALES DATA 1-NONE 3-CENTRAL/AC 3-ELE 6-HEAT PMP 6-FULL NO 0.000 1440.00 0.00 9.00 OFF. RECORD DATE **TYPE BSMT GARAGE** WOODBURNING/METAL **TRUE TLA** INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** BOOK PAGE MO YR VALID V/I SALES PRICE (# CARS) **FIREPLACES** 0234 1 2013 2-SAME 0/0 1,440.00 3,600.00 00279 1468 3 2005 10 **SKETCH INFORMATION BUILDING VALUATION SUMMARY LOWER LEVEL** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE Base Price 5842 **BSMNT** ONE STY FRM HALF STY FRM 1440 Plumbing 3600 FRM BAY 21 Additions 11600 OPN FRM PRCH 1248 Unfin. Area WD DECK 288 Basement WD DECK 112 Attic NOTES Heat / AC Adj. 221 **FBLA** 2390 Rec Room Fireplace Basement Garage SUBTOTAL 356,300 Grade Factor(B+) 1.3500 C & D Factor 0.0000 TOTAL RCN 356,300 % Good 0.88000 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 104.5 RCNLD 313,500 **BUILDING ADJUSTMENTS OB/XF DEPR** CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE ORIG % COND** BLDG # AYB EYB **DEP SCH** OVR % COND VALUE FLAT BARN 1.000 0.00 AB2 45 32 1,440 0.00 0.00 1960 0 0 0 TOTAL OB/XF VALUE BLDG DIMENSIONS (Levels1-2.5)=N30E48S30W48Area:3600;=E4NE@45-4.24W10SE@45-4.24Area:21;=N30E48N8W56S48E56N10W48Area:1248;=N48E6S48W6Area:288;=S20NW@36.87-10N8NE@36.87-10NArea:112;TotalArea:5269 LAND INFORMATION **HIGHEST AND** DEPTH COND **INFLUENCES AND** LAND UNIT **TOTAL LAND** UNIT TOTAL ADJUSTED UNIT **OVERRIDE** USE DEPTH **LAND VALUE** FRONTAGE LAND NOTES CODE VALUE **BEST USE** SIZE **FACT TOPOGRAPHY PRICE** UNITS **TYPE ADJST PRICE** PRIMARY 01 0 0.0000 1.2500 ROLLING/0/OTHER 29,000.00 1.000 AC 0.000 36,250.00 36250 OPEN LAND 08 0 0 0.0000 1.0000 ROLLING/0 5,000.00 3.85 AC 0.000 6,119.48 23560 TOTAL MARKET LAND DATA 4.8 5981 **TOTAL PRESENT USE DATA**

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