

HURTADO ELISEO A.

PO BOX 114

NB: 100 NEW RIVER AREA

PINEY CREEK, NC 28663

Property Location: 10015 NC HWY 113

0.5900 AC

CARD NO. 1 of 2
TWP: PINEY CREEK
FIRE:PINEY CREE

DEED INFORMATION
DEED DATE: 3/2015
DEED BOOK/PAGE: 00371/0655

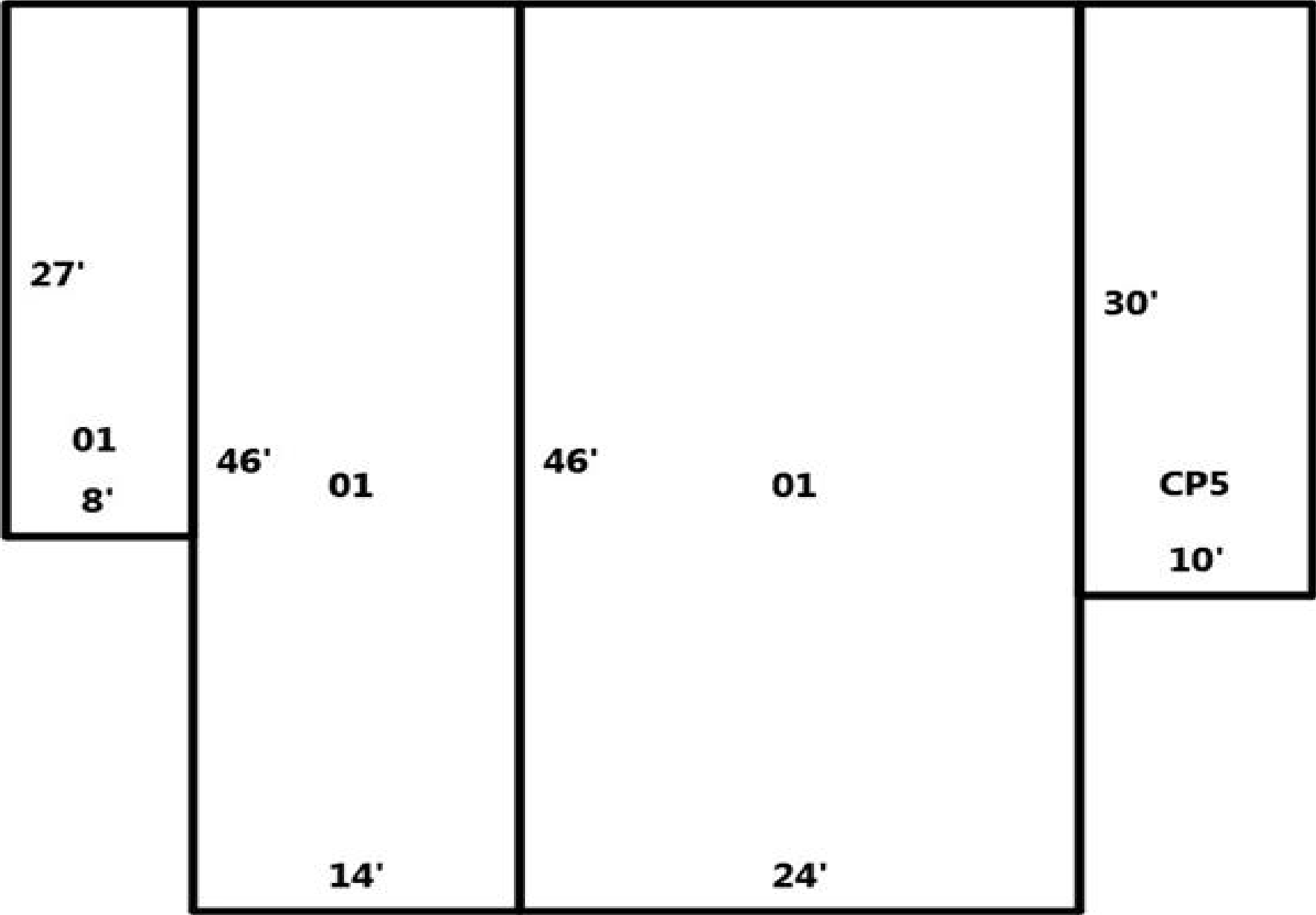
Parcel ID: 3022570300

Account: 6908

Reval Year: 2021 Tax Year: 2021

Appraised By BK on 11/11/2019
EX- LAST ACTION 20210528

MARKET VALUE																		CORRELATION OF VALUE															
PROPERTY TYPE			USE								GRADE		EYB		AYB		CREDENCE TO MARKET																
Commercial			332-AUTO SERVICE								D+		0		1954		PARCEL VALUATION SUMMARY																
# UNITS	# IDENTICAL UNITS	# EFFICIENCY APTS	# 1-BEDROOM APTS		# 2-BEDROOM APTS		# 3-BEDROM APTS		COVERED PARKING		UNCOVERED PARKING		BILLABLE LAND VALUE				22,700																
1	1												BILLABLE IMPROVEMENT VALUE				118100																
COST APPROACH DETAIL																		TOTAL BILLABLE VALUE				140,800											
LEVELS	USE	CND	FNC	AREA	PERIM	WH	EXT WALL	CNST TYPE	FNSH	PTNS	HEAT TYPE	AC TYPE	PLUMBING	SF \$	RCN	%GD	RCNLD	PERMIT															
01-01	*.*	4-Gd	3-Nm	1104	94	12	2-FRAME	1-Wood Joist	100	2-N	1-NONE	1-CENTRAL	2-NORMAL	46.40	85377		51230	CODE	DATE	NO.	AMT.												
																			02/20/2012	6674	3000												
01-01	*.*	3-Nm	3-Nm	644	74	12	2-FRAME	1-Wood Joist	100	2-N	1-NONE	1-CENTRAL	2-NORMAL	29.55	38055		19030	SALES DATA															
01-01	*.*	3-Nm	3-Nm	216	43	12	2-FRAME	1-Wood Joist	0	2-N	0-NONE	0-NONE	0-NONE	32.22	13911		6960	OFF. RECORD	DATE	TYPE													
Total															#Error		#Error	BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE									
BUILDING FEATURES																		00371	0655	3	2015	E	I	100,000									
LINE #	FLOOR LINE	CODE	DESCRIPTION								MEASUREMENTS						#																
	- 0.00	1	Units																														
1	1 - 1010.00	CP5	CANOPY - ONLY								10						0	30	1														
NOTES																																	
																						BUILDING VALUATION SUMMARY											
																						Total Unadjusted RCN										#Error	
																						Total Unadjusted RCNLD										#Error	
																						Local Modifier											
																						Grade Factor(D+)										0.85000	
																						Total Unadjusted RCNLD										65,600	
																						Market Adjustment Factor										1.00000	
																						Market Value Per Sq. Ft.										71.69	
																						RCNLD										65,600	
																						BUILDING ADJUSTMENTS											
SKETCH INFORMATION																																	
TYPE		AREA																															
01*				1,104																													
01*				644																													
01*				216																													
CP5*				300																													
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE																	
RS6	SHOP		1.000	80	30	2,400	0.00	0.00		0.00	2011	0	0		0																		
SH1	SHED FRAME		1.000	16	30	480	0.00	0.00	-	0.00	1954	0	0		0																		
TOTAL OB/XF VALUE																																	
BLDG DIMENSIONS																		=N46E24S46W24Area:1104;=N46E14S46W14Area:644;=N27E8S27W8Area:216;=N30E10S30W10Area:300;TotalArea:2264															
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		1.0000	0/0				30,700.00	0.590	AC	0.000	38,406.78	22660																		
TOTAL MARKET LAND DATA											0.59				22660																		
TOTAL PRESENT USE DATA																																	
3022570300 (1104244) Group:0																		6/16/2021 2:25:02 AM.															



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