WOLLIN CHARLES F. Parcel ID: 3997687227 Account: 11943 1037 PROVIDENCE RD STE 4 Reval Year: 2021 Tax Year: 2021 NB: 301 RICH MTN/WARD CIR CARD NO. 1 of 1 **DEED INFORMATION** #44 RICH MTN ACRES TWP: CHERRY LANE **DEED DATE: 1/1994** Appraised By TAD on 05/02/2019 **DEED BOOK/PAGE:** 00174/0470 LAST ACTION 20210415 CHARLOTTE, NC 28207 Property Location: 170 HIGH RIDGE RD 4.8900 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 1995 1995 Residential GD C+ PARCEL VALUATION SUMMARY BILLABLE LAND VALUE **DWELLING DATA** 104,600 KITCHEN HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE 182100 BED CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 286,700 PERMIT 4-CAPE 1-FRAME NO 1.5 2 Ω CODE DATE NO. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC HEATING **TYPE** SALES DATA REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** OFF. RECORD DATE **TYPE** 1-NONE 3-CENTRAL/AC 3-ELE 6-HEAT PMP 3.00 6-FULL NO 0.000 0.00 0.00 BOOK PAGE MO YR VALID V/I SALES PRICE **BSMT GARAGE** WOODBURNING/METAL INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** 00174 0470 1 1994 Q V **BUILDING VALUATION SUMMARY** 2-SAME 0/0 540.00 1,578.00 3149 Base Price SKETCH INFORMATION Plumbing 120 **LOWER LEVEL** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE Additions 32300 BSMNT HALF STY FRM 540 ONE STY FRM Unfin. Area OPN FRM PRCH HALF STY FRM 240 Basement **BSMNT** ONE STY FRM 432 Attic WD DECK 532 Heat / AC Adj. 119 WD DECK 336 FBLA ONE STY FRM VAULT CEIL Rec Room 216 Fireplace NOTES **Basement Garage** 213,708 SUBTOTAL Grade Factor(C+) 1.08000 C & D Factor 0.00000 TOTAL RCN 213,708 % Good 0.8500 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 181.69 RCNLD 181,700 **BUILDING ADJUSTMENTS OB/XF DEPR** DESCRIPTION COUNT **UNIT PRICE** ORIG % COND BLDG # CODE LTH WTH SIZE AYB **EYB DEP SCH** OVR % COND VALUE SHED-FRAME 1.000 0.00 1995 10 8 80 0.00 0.00 0 0 0 TOTAL OB/XF VALUE BLDG DIMENSIONS =N18E12S18W12Area:432:TotalArea:3874 LAND INFORMATION **HIGHEST AND** USE DEPTH / COND **INFLUENCES AND LAND UNIT TOTAL LAND** UNIT TOTAL **ADJUSTED UNIT OVERRIDE** FRONTAGE DEPTH LAND VALUE LAND NOTES **BEST USE** CODE SIZE FACT **TOPOGRAPHY** PRICE UNITS **ADJST** PRICE VALUE **TYPE** MOUNT, VIEW 10 0 0 1.0000 ROLLING/0 65,000.0 1.000 AC 0.000 65,000.00 65000 OPEN LAND 08 0 1.0000 ROLLING/0 1.000 AC 0.000 16250 0 5,000.00 16,250.00 FOREST LAND 09 0 0 1.0000 ROLLING 5,000.00 2.89 AC 0.000 8,076.13 23340 TOTAL MARKET LAND DATA 4.89 104590

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TOTAL PRESENT USE DATA 3997687227 (1101463) Group:0

WOLLIN CHARLES F. 11943						Parcel ID: 3997	687227 ID NO: CARD NO. 1 of 1
		8'	WD 42'				
		18'					
		16' WD	18'	18'	1Fr/B		
	4' 1	18'			24'		
	18' 28'	vaulted/1Fr 18'	18'	1.5Fr/B			
		12'			30'		
		12' 8' 16'	8'	0.5	Fr/CvP 30'		