| PAST GAS LLC | | | | | | | | | | | | | | Parcel ID: 3937902801 Account: 9118 | | | | | | | | | | |
|--|----------|---|---------------------------------|-------|--------------|--------|--------------|--------------------|----------------------------------|-------------|---------------|----------------------------|--------------|-------------------------------------|----------|--|---------------|--------------------------------|--------------------------|-----------------|--------|--------------|--------|------------------|
| C/O BRUCE COOK | | | | | | | | | | | | | | | | | | | nt: 9118 Year: 2021 T | av Voar: | 2021 | | | |
| 106 PRIMROSE LI | 1 | NB: 406 THUNDER RIDGE CARD NO. 1 of 1 DEED INFORMATION | | | | | | | | | | | | | | Reval | icai. ZUZI I | ax redr: | 2021 | | | | | |
| | | | #10 THUNDER RIDGE | | | | | | TWP: CRANBERRY DEED DATE: 8/2000 | | | | | | | 0 | | Appraised By TAD on 11/07/2018 | | | | | | |
| LAUREL SPRINGS, NC 28644 Property Location: THUN | | | | | NDER RIDGI | | | | | | | | | | 0103 | EX- LAST ACTION 20200618 CORRELATION OF VALUE | | | | | | | | |
| PROPERTY TYPE USE | | | | | MARKET VALUE | | | | | | | | | | | | | | | | | | | |
| PROPE | D | USE | | | | CDU PI | | PHYSICAL CONDITION | | N G | GRADE | | EYB | | AYB | | CREDENCE | | | | MARKET | | | |
| <u> </u> | | | | | | | DWEL | LING DAT | | | | | | | | | | | DTILABLE | LAND VALU | | TION SUMMARY | | |
| | KITCHEN | HOUS | SF | STYLE | | | | | | 1 | | BED | FAMILY | | | FULL | Н/ | LF | | IMPROVEM | | UE | | 15,700 0 |
| CONDO STYLE | REMODELE | | | | | WALLS | | STORY HT | | # ROOMS | | OOMS | | | KITCHENS | BATHS | | THS | | LLABLE VALUE | | .02 | | 15,700 |
| | | | | | | | - | | | | - | | | | | | $\overline{}$ | | | | PERMI | | | |
| | | BATI | н | | | HEATI | NG | TYPE | | UNFINISH | ED UNI | IEATED | D BSMT LIVIN | | BSMT REC | ADD'L | то | TAL | CODE | DA [*] | | NO. | | |
| BMST | ATTIC | REMOD | | HEATI | NG | SYSTEM | | TYPE | | AREA | | REA | AREA | | AREA | FIXTUR | | | | SALES I | | | | |
| | | | | | | | | | | | | | | | | | | | OFF. REC | | | TYP | E | |
| BSMT GARAGE (# CARS) | | WOOL | WOODBURNING/METAL FIREPLACES | | | | INT | EVT | | MARKET | ADILICI | MENT | COST & | | DESTON | TRUE GFA | A TOUE | ETLA | BOOK F | | YR VA | | SALE | S PRICE |
| | | | | | | INI/ | | EXI | | MARKET ADJU | | MENI | COST & I | | DESIGN | I KUE GI | A TRUE | : ILA | | | | Q V | | 0 |
| | | | | | | | | | | | | | | | | | | | BUILDING VALUATI | | | ION SUMMARY | | |
| | | | | | | | | ETCH INF | | | | | | | | | | | Base Price Plumbing | | | | | |
| LOWER L | EVEL | FI | FIRST FLOOR | | | | SECOND FLOOR | | | | THIRD FLOOR A | | | | A VAL | | | JE Additions | | | | | | |
| | | | | | | | | NO | ΓES | | | | | | | | | | Unfin. Area | | | | | |
| | | | | | | | | | | | | | | | | | | | Basement | | | | | |
| | | | | | | | | | | | | | | | Attic | | | | | | | | | |
| | | | | | | | | | | | | | | Heat / AC Adj. FBLA | | | | | | | | | | |
| | | | | | | | | | | | | | | Rec Room | | | | | | | | | | |
| | | | | | | | | | | | | | | Fireplace | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | Basement Garage | | | | | |
| | | | | | | | | | | | | | | SUBTOTAL | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | Grade Factor() | | | | | |
| | | | | | | | | | | | | | | | | | | | C & D Factor TOTAL RCN | | | | | |
| | | | | | | | | | | | | % Good | | | | | | | | | | | | |
| | | | | | | | | | | | | Market Adjustment Factor | | | | | | | | | | | | |
| | | | | | | | | | | | | Market Value Per Sq. Ft. | | | | | - | | | | | | | |
| | | | | | | | | | | | | RCNLD BUILDING ADJUSTMENTS | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | _ | <u> </u> | BUILDING AL | | | | |
| CODE | DESCRIPT | ION | cou | NT I | LTH | WTH | 5 | SIZE | UNI | T PRICE | ORIG 9 | ∕₀ CONE | BLDG | # | | AYB | EYB | DI | EP SCH | OVR | % CO | ND | OB/XI | F DEPR. VALUE |
| TOTAL OB/XF V | ALUE | | | | | | | | | | | | | | | | | | | | | | | |
| BLDG DIMENSIC | ONS | | | | | | | | | | | | | | | | | | | | | | | |
| LAND INFORMA | TION | | | | | | | | | | | | | | | | | | | | | | | |
| HIGHEST AND USE | | DONES - | DEPTH / | | 1 / C | COND | | INFLUENCE | | ES AND | | L | AND UNIT | ТО | TAL LAND | UNIT | TOTAL | ADJUS | TED UNIT | LAND | | OVERRIDE . | | NOTES |
| BEST USE | CODE F | RONTAGE | | SIZE | | FACT | | | OPOGR | APHY | | | PRICE | | UNITS | TYPE . | ADJST | | RICE | LAND VAL | UE , | /ALUE | LAND | NOTES |
| UNDEVELOPED | 0 | 0 1.0000 | | | | 0/0 | | | | 17,000.0 | 0 | 0.810 | AC | 0.000 | | 19,345.68 | | 670 | | | | | | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | | 0.81 | | | | | 15 | 670 | | | | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | | | | | | | | |
| 3937902801 (682183) Group:0 6/16/2021 3:07:4 | | | | | | | | | | | | | ':43 AM. | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 20220 | | | | , |
| PAST GAS 9118 | LLC | | | | | | | | | | | | | | | | | Pa | rcei ID: | 393790 | 2801 | | ID NO: | |

ID NO: CARD NO. 1 of 1