

LUSCH BERNARD ROBERT & AMY SQUIRES

712 BAY BLOSSOM DR

WILMINGTON, NC 28411

NB: 406 THUNDER RIDGE

Property Location: THUNDER RIDGE RD

0.2900 AC

CARD NO. 1 of 1

TWP: CRANBERRY

FIRE:LAUREL SPR

DEED INFORMATION

DEED DATE: 1/2017

DEED BOOK/PAGE: 00383/0653

Parcel ID: 3937923345

Account: 12607

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 11/07/2018

EX- LAST ACTION 20200720

MARKET VALUE												CORRELATION OF VALUE													
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET													
		R										PARCEL VALUATION SUMMARY													
DWELLING DATA												BILLABLE LAND VALUE				2,000									
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				0									
												TOTAL BILLABLE VALUE				2,000									
												PERMIT													
BMST		ATTIC		BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES												
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA													
SKETCH INFORMATION												SALES DATA													
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE															
NOTES												OFF. RECORD				DATE		TYPE		SALES PRICE					
												BOOK		PAGE		MO		YR		VALID		V/I		SALES PRICE	
												00383		0653		1		2017		X		V		0	
												00289		1354		1		2006		A		I		150,000	
												00279		1306		3		2005		Q		V		5,000	
												BUILDING VALUATION SUMMARY													
												Base Price													
												Plumbing													
												Additions													
												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													
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE									
TOTAL OB/XF VALUE																									
BLDG DIMENSIONS																									
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										
RESIDUAL	05	0	0		1.0000	ROLLING/0		5,000.00	0.290	AC	0.000	6,827.59	1980												
TOTAL MARKET LAND DATA									0.29				1980												
TOTAL PRESENT USE DATA																									
3937923345 (682213) Group:0																									

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CARD NO. 1 of 1

6/16/2021 2:44:36 AM.

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