

PHIPPS BRYAN KEMP												Parcel ID: 3042262643															
4890 BROOKINS RD												Account: 12719															
NB: 100 NEW RIVER AREA												Reval Year: 2021 Tax Year: 2021															
MERIDIAN, MS 39307												Appraised By RK on 06/26/2019															
Property Location: NC HWY 93												EX- LAST ACTION 20201102															
1.7600 AC												DEED INFORMATION															
CARD NO. 1 of 1												DEED DATE: 8/2010															
TWP: PINEY CREEK												DEED BOOK/PAGE: 00338/0940															
FIRE:PINEY CREE																											
MARKET VALUE												CORRELATION OF VALUE															
PROPERTY TYPE		USE		CDU		PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO		MARKET											
R																											
DWELLING DATA												PARCEL VALUATION SUMMARY															
CONDO STYLE		KITCHEN REMODELED		HOUSE COLOR		STYLE		WALLS		STORY HT.		# ROOMS		BED ROOMS		FAMILY ROOMS		KITCHENS		FULL BATHS		HALF BATHS					
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												OFF. RECORD				DATE				TYPE							
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		BOOK		PAGE		MO		YR		VALID		V/I		SALES PRICE			
NOTES												00338		0940		8		2010		Q		V				15,000	
												00322		0754		9		2008		Q		V				0	
												00321		0714		8		2008		E		V				0	
												00285		0600		9		2005		E		V				0	
												00284		1392		8		2005		E		V				0	
												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													
UNDEVELOPED	03	0	0		1.0000	ROLLING/0	9,300.00	1.760	AC	0.000	5,823.86	10250															
TOTAL MARKET LAND DATA										1.76			10250														
TOTAL PRESENT USE DATA																											
3042262643 (796059) Group:0																											
6/16/2021 3:06:13 AM.																											
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