

COMBS TOMMY LEE &
COMBS DEBRA BLEVINS
6394 NC HWY 93

NB: 100 NEW RIVER AREA

PINEY CREEK, NC 28663

Property Location: 6394 NC HWY 93

4.6800 AC

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

DEED INFORMATION
DEED DATE: 9/2003
DEED BOOK/PAGE: 00262/0440

Parcel ID: 3032247070
Account: 1378
Reval Year: 2021 Tax Year: 2021

Appraised By RK on 05/22/2019
EX- LAST ACTION 20201102

| MARKET VALUE | | | | | | | | | | | | CORRELATION OF VALUE | | | | | | | |
|-----------------------------|---------------------|------------------------------|---------|----------------|--------------------|---------------------------|---------------|------------------|-----------------|------------------|----------------|----------------------------|---------------------|------------|----------------|-------------------|-----|-------------|--|
| PROPERTY TYPE | | USE | | CDU | PHYSICAL CONDITION | | GRADE | EYB | | AYB | | CREDENCE TO MARKET | | | | | | | |
| Residential | | R-RESIDENTIAL | | | | | | 0 | | 0 | | PARCEL VALUATION SUMMARY | | | | | | | |
| DWELLING DATA | | | | | | | | | | | | BILLABLE LAND VALUE | | | | 65,400 | | | |
| CONDO STYLE | KITCHEN REMODELED | HOUSE COLOR | STYLE | WALLS | STORY HT. | # ROOMS | BED ROOMS | FAMILY ROOMS | KITCHENS | FULL BATHS | HALF BATHS | BILLABLE IMPROVEMENT VALUE | | | | 68500 | | | |
| | | | | | 0.0 | 0 | 0 | 0 | 0 | 0 | 0 | TOTAL BILLABLE VALUE | | | | 133,900 | | | |
| BMST | ATTIC | BATH REMODELED | HEATING | HEATING SYSTEM | TYPE | UNFINISHED AREA | UNHEATED AREA | BSMT LIVING AREA | BSMT REC AREA | ADD'L FIXTURES | TOTAL FIXTURES | PERMIT | | | | | | | |
| | | | | | | 0.000 | | | | 0 | -3.00 | CODE DATE NO. | | | | | | | |
| BSMT GARAGE (# CARS) | | WOODBURNING/METAL FIREPLACES | | INT/EXT | | MARKET ADJUSTMENT | | COST & DESIGN | | TRUE GFA | TRUE TLA | SALES DATA | | | | | | | |
| | | 0/0 | | | | | | | | 1,404.00 | 1,404.00 | OFF. RECORD | DATE | | TYPE | SALES PRICE | | | |
| | | | | | | | | | | | | BOOK | PAGE | MO | YR | VALID | V/I | SALES PRICE | |
| | | | | | | | | | | | | 00262 | 0440 | 9 | 2003 | Q | V | 10,000 | |
| SKETCH INFORMATION | | | | | | | | | | | | BUILDING VALUATION SUMMARY | | | | | | | |
| LOWER LEVEL | | FIRST FLOOR | | SECOND FLOOR | | THIRD FLOOR | | AREA | | VALUE | | Base Price | | | | | | 44320 | |
| | | ONE STY FRM | | | | | | | | 1404 | | Plumbing | | | | | | -1200 | |
| | | ENC FRM PRCH | | | | | | | | 112 | | Additions | | | | | | 3800 | |
| | | WD DECK | | | | | | | | 408 | | Unfin. Area | | | | | | 0 | |
| NOTES | | | | | | | | | | | | Basement | | | | | | 0 | |
| | | | | | | | | | | | | Attic | | | | | | 0 | |
| | | | | | | | | | | | | Heat / AC Adj. | | | | | | 0 | |
| | | | | | | | | | | | | FBLA | | | | | | 0 | |
| | | | | | | | | | | | | Rec Room | | | | | | 0 | |
| | | | | | | | | | | | | Fireplace | | | | | | 0 | |
| | | | | | | | | | | | | Basement Garage | | | | | | 0 | |
| | | | | | | | | | | | | SUBTOTAL | | | | | | 0 | |
| | | | | | | | | | | | | Grade Factor() | | | | | | | |
| | | | | | | | | | | | | C & D Factor | | | | | | 0.00000 | |
| | | | | | | | | | | | | TOTAL RCN | | | | | | 0 | |
| | | | | | | | | | | | | % Good | | | | | | 0.00000 | |
| | | | | | | | | | | | | Market Adjustment Factor | | | | | | 0.00 | |
| | | | | | | | | | | | | Market Value Per Sq. Ft. | | | | | | 95.37 | |
| | | | | | | | | | | | | RCNLD | | | | | | 0 | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | | | | | |
| CODE | DESCRIPTION | | COUNT | LTH | WTH | SIZE | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE | | | |
| RS1R | SHED-FRAME | | 1.000 | 28 | 12 | 336 | 0.00 | 0.00 | - | 0.00 | 2002 | 0 | 0 | | 0 | | | | |
| AL1 | LEAN TO | | 1.000 | 28 | 12 | 336 | 0.00 | 0.00 | - | 0.00 | 2005 | 0 | 0 | | 0 | | | | |
| AP4 | POLE BRN-FRM 1 OPEN | | 1.000 | 16 | 16 | 256 | 0.00 | 0.00 | - | 0.00 | 2003 | 0 | 0 | | 0 | | | | |
| RM2 | MH DOUBLE WD | | 1.000 | 52 | 27 | 1,404 | 0.00 | 0.00 | 1 | 0.00 | 2005 | 0 | 0 | | 0 | | | | |
| SM5 | MH WOOD DECK | | 1.000 | 30 | 8 | 240 | 0.00 | 0.00 | 1 | 0.00 | 2005 | 0 | 0 | | 0 | | | | |
| SM5 | MH WOOD DECK | | 1.000 | 8 | 21 | 168 | 0.00 | 0.00 | 1 | 0.00 | 2005 | 0 | 0 | | 0 | | | | |
| SM1 | MH SCRNR PRCH | | 1.000 | 8 | 14 | 112 | 0.00 | 0.00 | 1 | 0.00 | 2005 | 0 | 0 | | 0 | | | | |
| 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 | | | |
| PRIMARY | 01 | 0 | 0 | 0.0000 | 1.0000 | ROLLING/0 | | | 30,700.00 | 1.000 | AC | 0.000 | 30,700.00 | 30700 | | | | | |
| FOREST LAND | 09 | 0 | 0 | 0.0000 | 1.0000 | ROLLING/0 | | | 5,000.00 | 3.680 | AC | 0.000 | 9,421.20 | 34670 | | | | | |
| TOTAL MARKET LAND DATA | | | | | | | | | | 4.68 | | | | | 65370 | | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | | | |
| 3032247070 (868342) Group:0 | | | | | | | | | | | | | | | | | | | |
| 6/15/2021 5:34:08 PM. | | | | | | | | | | | | | | | | | | | |

