

OGBURN CHRISTY S.
244 BRANCH RD

NB: 500 GLADE CREEK AREA

SANFORD, NC 27330

Property Location: 4532 NC HWY 18 N

2.8600 AC

CARD NO. 1 of 1
TWP: GAP CIVIL
FIRE:SPARTA

DEED INFORMATION

DEED DATE: 8/2018

DEED BOOK/PAGE: 00394/0667

Parcel ID: 3091288398

Account: 78760

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 12/11/2019

EX- LAST ACTION 20210121

MARKET VALUE												CORRELATION OF VALUE						
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET				
Residential		R-RESIDENTIAL		GD	3-AVERAGE		D	1954		1954								
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	BILLABLE LAND VALUE		47,700				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	BILLABLE IMPROVEMENT VALUE		53900				
6-FULL	1-NONE	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		0.00	0.00		0.00	TOTAL BILLABLE VALUE		101,600				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA							
		1/0		2-SAME		0.95000				1,040.00	1,040.00							
SKETCH INFORMATION												SALES DATA						
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD	DATE	TYPE					
BSMNT	ONE STY FRM						1040				BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
	OPN FRM PRCH						200				00394	0667	8	2018	E	V	0	
	WD DECK						204				00381	0015	9	2016	Q	I	40,000	
	WD DECK						72				BUILDING VALUATION SUMMARY							
	OPN FRM PRCH						480				Base Price		35900					
NOTES												Plumbing		0				
												Additions		6300				
												Unfin. Area		0				
												Basement		0				
												Attic		0				
												Heat / AC Adj.		1360				
												FBLA		0				
												Rec Room		0				
												Fireplace		2330				
												Basement Garage		0				
												SUBTOTAL		93,065				
												Grade Factor(D)		0.78000				
												C & D Factor		0.00000				
												TOTAL RCN		93,065				
% Good		0.61000																
Market Adjustment Factor		0.95																
Market Value Per Sq. Ft.		97.69																
RCNLD		53,900																
BUILDING ADJUSTMENTS																		
MarketAdjustment		MarketAdjustment		MarketAdjustment		0.95												
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 (Levels1-2)=N26E40S26W40Area:2080;=E25S8W25N8Area:200;=N34E6S34W6Area:204;=N12E6S12W6Area:72;=N12E40S12W40Area:480;TotalArea:3036																		
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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES			
PRIMARY	01	0	0		1.0000	ROLLING/0		25,400.00	1.000	AC	0.000	25,400.00	25400					
OPEN LAND	08	0	0		1.0000	ROLLING/0		5,000.00	1.860	AC	0.000	12,000.00	22320					
TOTAL MARKET LAND DATA									2.86				47720					
TOTAL PRESENT USE DATA																		
3091288398 (1050328) Group:0																		
6/16/2021 3:03:59 AM.																		

