

LUSCH BERNARD ROBERT & AMY SQUIRES

712 BAY BLOSSOM DR

WILMINGTON, NC 28411

NB: 406 THUNDER RIDGE

Property Location: 542 THUNDER RIDGE RD

CARD NO. 1 of 1

TWP: CRANBERRY

FIRE:LAUREL SPR

DEED INFORMATION

DEED DATE: 1/2017

DEED BOOK/PAGE: 00383/0653

Parcel ID: 3937915917

Account: 12607

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 11/07/2018

EX- LAST ACTION 20201204

PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION		GRADE	EYB	AYB	
		R										
DWELLING DATA												
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												
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		
NOTES												

CORRELATION OF VALUE							
CREDENCE TO				MARKET			
PARCEL VALUATION SUMMARY							
BILLABLE LAND VALUE				145,600			
BILLABLE IMPROVEMENT VALUE				20400			
TOTAL BILLABLE VALUE				166,000			
PERMIT							
CODE		DATE		NO.			
SALES DATA							
OFF. RECORD		DATE			TYPE		
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
00383	0653	1	2017	X	V	0	
00289	1354	1	2006	A	I	150,000	
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
RS4	METAL BLDG	1.000	50	30	1,500	0.00	0.00	-	0.00	2005	0	0		0	
AL1	LEAN TO	1.000	30	12	360	0.00	0.00	-	0.00	2005	0	0		0	
MHH	MH HOOKUP	1.000	0	0	1	0.00	0.00	-	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		1.0000	ROLLING/0	30,000.00	1.000	AC	0.000	30,000.00	30000			
OPEN LAND	08	0	0		1.0000	ROLLING/0	13,000.00	4.810	AC	0.000	13,000.00	62530			
FOREST LAND	09	0	0		1.0000	ROLLING/0	13,000.00	4.080	AC	0.000	13,000.00	53040			
TOTAL MARKET LAND DATA								9.89				145570			
TOTAL PRESENT USE DATA															

3937915917 (993266) Group:0

6/16/2021 2:44:19 AM.

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12607

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