WAGONER JAMES Parcel ID: 3938980130 Account: 11515 1855 PEACH BOTTOM RD Reval Year: 2021 Tax Year: 2021 NB: 400 LAUREL SPRINGS AREA **Elderly** CARD NO. 1 of 1 **DEED INFORMATION** TWP: CRANBERRY **DEED DATE: 7/2007** Appraised By TAD on 06/17/2019 FIRE:LAUREL SPR **DEED BOOK/PAGE:** 00304/1482 LAST ACTION 20200720 AUREL SPRINGS, NC 28644 Property Location: 1855 PEACH BOTTOM RD 0.5700 AC MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION GRADE USE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL Residential 0 0 PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 25,400 KITCHEN HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE 15000 BED CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 40,400 PERMIT 0.0 16-OTHER Ω Ω Ω CODE DATE NO. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC **HEATING** TYPE SALES DATA REMODELED AREA **AREA FIXTURES FIXTURES** SYSTEM **AREA AREA** OFF. RECORD DATE TYPE -3.00 0.000 WOODBURNING/METAL BOOK PAGE MO YR VALID V/I SALES PRICE **BSMT GARAGE** INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** 00304 1482 7 2007 E I **BUILDING VALUATION SUMMARY** 0/0 1,064.00 1,064.00 36460 Base Price **SKETCH INFORMATION** Plumbing -1200 FIRST FLOOR **LOWER LEVEL** SECOND FLOOR THIRD FLOOR AREA VALUE Additions ONE STY FRM 1064 Unfin. Area NOTES Basement Attic Heat / AC Adj. FBLA Rec Room Fireplace **Basement Garage** SUBTOTAL Grade Factor() 0.0000 C & D Factor TOTAL RCN % Good Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 37.9 RCNLD **BUILDING ADJUSTMENTS OB/XF DEPR** DESCRIPTION COUNT WTH SIZE **UNIT PRICE** ORIG % COND BLDG # **DEP SCH** % COND CODE LTH AYB **EYB** OVR VALUE RS1R SHED-FRAME 1.000 18 12 216 0.00 0.00 0.00 1980 0 RS1R SHED-FRAME 1.000 12 10 120 0.00 0.00 0.00 1975 0 0 0 RM1 MH SINGLE WD 1.000 1,064 0.00 0.00 0.00 1990 14 TOTAL OB/XF VALUE BLDG DIMENSIONS LAND INFORMATION HIGHEST AND DEPTH / COND INFLUENCES AND LAND UNIT TOTAL LAND UNIT TOTAL ADJUSTED UNIT OVERRIDE USE FRONTAGE DEPTH LAND VALUE LAND NOTES **BEST USE** CODE **TOPOGRAPHY** PRICE UNITS **ADJST PRICE** VALUE SIZE FACT TYPE PRIMARY 01 0 1.0000 ROLLING/0 29,000.00 0.57 AC 0.000 44,473.68 25350 25350 TOTAL MARKET LAND DATA 0.5

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TOTAL PRESENT USE DATA 3938980130 (682340) Group:0

VAGONER JAMES		Parcel ID: 3938980130
1515		ID NO: CARD NO. 1 of 1
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14'		
	1Fr	
	76'	
	70	