

SELF DAVID JOSHUA &  
SELF DAVID B. JR.  
724 W 3RD ST

NB: 205 RIVERS EDGE  
#46 RIVERS EDGE  
Property Location: 1197 RIVERS EDGE RD

LINCOLNTON, NC 28092

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

DEED INFORMATION  
DEED DATE: 6/2018  
DEED BOOK/PAGE: 00392/1280

Parcel ID: 3080372021  
Account: 78658  
Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 02/18/2020  
EX- LAST ACTION 20200731

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											58,300
BILLABLE IMPROVEMENT VALUE											9400
TOTAL BILLABLE VALUE											67,700
PERMIT											
CODE		DATE		NO.							
SALES DATA											
OFF. RECORD		DATE				TYPE					
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE					
00392	1280	6	2018	E	V	0					
00360	0339	7	2013	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
RC2	CANOPY	1.000	20	40	800	0.00	0.00	-	0.00	2007	0	0		0	
WD1	WOOD DECK	1.000	12	28	336	0.00	0.00		0.00	2007	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
WATERFRONT	06	0	0	0.0000	1.0000	LEVEL/ROLLING	65,000.00	0.550	AC	0.000	105,909.09	58250		
TOTAL MARKET LAND DATA								0.55				58250		
TOTAL PRESENT USE DATA														

3080372021 (771683) Group:0

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78658

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