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|--|-------------------|--|--------------|----------------|------------|---------------------------|--------------------|--|------------------|---|----------------|---|----------------------|----------------|-------------------|--|
| DEBORD RONALD H. JR. & DEBORD MICHELLE C. 255 LITTLE PINE RD | | | | | | | | | | | | Parcel ID: 4012023639 Account: 1430 Reval Year: 2021 Tax Year: 2021 | | | | |
| ENNICE, NC 28623 | | NB: 500 GLADE CREEK AREA #14-16 SHEW PROPERTY Property Location: 255 LITTLE PINE RD | | | | 4.3600 AC | | CARD NO. 1 of 1 TWP: GLADE CREEK FIRE:GLADE CREE | | DEED INFORMATION DEED DATE: 8/1998 DEED BOOK/PAGE: 00207/0984 | | Appraised By RK on 12/30/2019 EX- LAST ACTION 20201103 | | | | |
| PROPERTY TYPE | | USE | | | | CDU | PHYSICAL CONDITION | | GRADE | EYB | AYB | | CORRELATION OF VALUE | | | |
| Residential | | R-RESIDENTIAL | | | | AV | 3-AVERAGE | | C | 2004 | 2004 | | CREDENCE TO MARKET | | | |
| 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 56,600 BILLABLE IMPROVEMENT VALUE 247700 TOTAL BILLABLE VALUE 304,300 | | | | |
| | | TAN | 18-MODULAR | 6-ALUM/VINYL | 2.0 | 11 | 5 | 1 | 1 | 3 | 1 | | | | | |
| BMST | ATTIC | BATH REMODELED | HEATING | HEATING SYSTEM | TYPE | UNFINISHED AREA | UNHEATED AREA | BSMT LIVING AREA | BSMT REC AREA | ADD'L FIXTURES | TOTAL FIXTURES | | | | | |
| 6-FULL | 2-UNFIN | | 3-CENTRAL/AC | 3-ELE | 6-HEAT PMP | 0.000 | | 0.00 | 0.00 | 4 | 12.00 | | | | | |
| BSMT GARAGE (# CARS) | | WOODBURNING/METAL FIREPLACES | | INT/EXT | | MARKET ADJUSTMENT | | COST & DESIGN | | TRUE GFA | TRUE TLA | | | | | |
| 2 | | 0/0 | | 2-SAME | | | | | | 1,288.00 | 3,136.00 | | | | | |
| SKETCH INFORMATION | | | | | | | | | | | | BUILDING VALUATION SUMMARY | | | | |
| LOWER LEVEL | | FIRST FLOOR | | SECOND FLOOR | | THIRD FLOOR | | AREA | | VALUE | | Base Price 61780 | | | | |
| BSMNT | | ONE STY FRM | | ONE STY FRM | | ONE STY FRM | | 1288 | | | | Plumbing 4800 | | | | |
| BSMNT | | ONE STY FRM | | | | | | 560 | | | | Additions 36100 | | | | |
| | | FRM UTILITY | | | | | | 100 | | | | Unfin. Area 0 | | | | |
| | | FRM GARAGE FIN | | UNFIN ATTIC | | | | 676 | | | | Basement 0 | | | | |
| | | OPN MSNRY PRCH | | | | | | 368 | | | | Attic 3420 | | | | |
| | | CNC PATIO | | | | | | 200 | | | | Heat / AC Adj. 2340 | | | | |
| | | MSNRY PATIO | | | | | | 412 | | | | FBLA 0 | | | | |
| NOTES | | | | | | | | | | | | Rec Room 0 | | | | |
| | | | | | | | | | | | | Fireplace 0 | | | | |
| | | | | | | | | | | | | Basement Garage 1080 | | | | |
| | | | | | | | | | | | | SUBTOTAL 284,752 | | | | |
| | | | | | | | | | | | | Grade Factor(C) 1.00000 | | | | |
| | | | | | | | | | | | | C & D Factor 0.00000 | | | | |
| | | | | | | | | | | | | TOTAL RCN 284,752 | | | | |
| | | | | | | | | | | | | % Good 0.87000 | | | | |
| | | | | | | | | | | | | Market Adjustment Factor 0.00 | | | | |
| | | | | | | | | | | | | Market Value Per Sq. Ft. 97.03 | | | | |
| | | | | | | | | | | | | RCNLD 247,700 | | | | |
| | | | | | | | | | | | | BUILDING ADJUSTMENTS | | | | |
| 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 | | (Levels1-4)=N28E46S28W46Area:5152;(Levels1-2)=N28E20S28W20Area:1120;=N10E10S10W10Area:100;(Levels1-2)=N26E26S26W26Area:1352;=N8E46S8W46Area:368;=N20E10S20W10Area:200;=W10N14E44S8W34S6Area:412;TotalArea:8704 | | | | | | | | | | | | | | |
| 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 | 1.1500 | ROLLING/0/VIEW | | 25,400.00 | 1.000 | AC | 0.000 | 29,210.00 | 29210 | | | |
| OPEN LAND | 08 | 0 | 0 | 0.0000 | 1.0000 | ROLLING/0 | | 5,000.00 | 3.360 | AC | 0.000 | 8,160.71 | 27420 | | | |
| TOTAL MARKET LAND DATA | | | | | | | | | 4.36 | | | | 56630 | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | |
| 4012023639 (751036) Group:0 | | | | | | | | | | | | | | | | |
| 6/15/2021 5:36:47 PM. | | | | | | | | | | | | | | | | |

