RHINEHARDT MARY HART Parcel ID: 3013118983 Account: 12747 520 EDGEMONT ST Reval Year: 2021 Tax Year: 2021 NB: 102 LEGRA CARD NO. 1 of 1 **DEED INFORMATION** #10 RIVER HIGHLANDS TWP: PINEY CREEK **DEED DATE: 6/2017** Appraised By RK on 03/05/2019 **DEED BOOK/PAGE:** 00385/1220 LAST ACTION 20210112 ALBEMARLE, NC 28001 Property Location: 145 LEGRA RD 1.1900 AC FIRE: PINEY CREE MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU MARKET USE PHYSICAL CONDITION GRADE EYB AYB CREDENCE TO R-RESIDENTIAL 3-AVERAGE 1996 1996 PARCEL VALUATION SUMMARY Residential ΑV C-**DWELLING DATA** BILLABLE LAND VALUE 61,700 92700 **KITCHEN** HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE BED CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 154,400 PERMIT 3-RANCH NO 2-BRICK 1.0 2 Ω CODE DATE NO. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC HEATING **TYPE** SALES DATA REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** OFF. RECORD DATE **TYPE** 1-NONE/SLAB 1-NONE 2-BASIC 3-FORCED AIR 3.00 NO 4-OIL 0.000 0.00 0.00 **BSMT GARAGE** BOOK | PAGE | MO | YR | VALID | V/I | SALES PRICE WOODBURNING/METAL INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** 00385 1220 6 2017 V 130,000 00380 0170 8 2016 0 130,000 1/0 2-SAME 1,073.00 1,073.00 **BUILDING VALUATION SUMMARY** SKETCH INFORMATION Base Price 36660 LOWER LEVEL FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE Plumbing 120 1073 ONE STY MSNRY Additions 12700 OPN MSNRY PRCH 252 Unfin. Area 252 OPN MSNRY PRCH Basement -5070 TRRCE PATIO 296 Attic OPN MSNRY PRCH 24 Heat / AC Adi. FBLA CNC PATIO 440 Rec Room OPN MSNRY PRCH 18 Fireplace 2330 OPN MSNRY PRCH 246 Basement Garage CRPRT 264 SUBTOTAL 114,385 NOTES Grade Factor(C-) 0.92000 C & D Factor 0.00000 TOTAL RCN 114,38 % Good 0.81000 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 143.90 RCNLD 92,700 **BUILDING ADJUSTMENTS OB/XF DEPR** CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE** ORIG % COND BLDG # AYB EYB **DEP SCH** OVR % COND VALUE TOTAL OB/XF VALUE =N29E37S29W37Area:1073;=N6E42S6W42Area:252;=E42S6W42N6Area:252;=E37S8W37N8Area:296;=E6S4W6N4Area:24;=E20S22W20N22Area:440;=E6S3W6N3Area:18;=N41E6S41W6Area:246;=N22E12S22W12 BLDG DIMENSIONS Area:264:TotalArea:2865 LAND INFORMATION **HIGHEST AND** USE DEPTH / COND **INFLUENCES AND LAND UNIT TOTAL LAND** UNIT TOTAL **ADJUSTED UNIT OVERRIDE** FRONTAGE DEPTH LAND VALUE LAND NOTES **BEST USE** CODE FACT **TOPOGRAPHY** PRICE UNITS **ADJST** PRICE VALUE SIZE **TYPE** 07 1.0000 WATER INFL 0 STEEP/0 60,200.00 1.19 AC 0.000 51,848.7 61700 TOTAL MARKET LAND DATA 1.19 6170

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TOTAL PRESENT USE DATA 3013118983 (927779) Group:0

