

WAGONER JAMES (LIFE TENANT)

265 REBEL WAY

NB: 400 LAUREL SPRINGS AREA

CARD NO. 1 of 1

TWP: CRANBERRY

FIRE:LAUREL SPR

DEED INFORMATION**DEED DATE:** 4/2012**DEED BOOK/PAGE:** 00350/0325**Parcel ID: 3949008143**

Account: 11516

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 03/17/2019

EX- LAST ACTION 20201102

LAUREL SPRINGS, NC 28644 Property Location: 2399 PEACH BOTTOM RD 107.5900 AC

PROPERTY TYPE		MARKET VALUE										CORRELATION OF VALUE							
USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET									
Residential		R-RESIDENTIAL					0		0										
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	LAND VALUE							
			16-OTHER		0.0		0			0	0	DEFERRED LAND VALUE							
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	BILLABLE LAND VALUE							
						0.000					-3.00	BILLABLE IMPROVEMENT VALUE							
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	TOTAL APPRAISED VALUE							
		0/0								1,120.00	1,120.00	TOTAL BILLABLE VALUE							
SKETCH INFORMATION												PERMIT							
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		CODE	DATE		NO.				
		ONE STY FRM						1120				SALES DATA							
		WD DECK						120				OFF. RECORD		DATE		TYPE			
		WD DECK						9				BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
												00350	0325	4	2012	E	I	0	
NOTES												BUILDING VALUATION SUMMARY							
												Base Price					37750		
												Plumbing					-1200		
												Additions					600		
												Unfin. Area					0		
												Basement					0		
												Attic					0		
												Heat / AC Adj.					0		
												FBLA					0		
												Rec Room					0		
												Fireplace					0		
												Basement Garage					0		
												SUBTOTAL					0		
												Grade Factor()							
												C & D Factor					0.00000		
												TOTAL RCN					0		
												% 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			
RM1	MH SINGLE WD		1.000	80	14	1,120	0.00	0.00	1	0.00	1999	0	0		0				
SM5	MH WOOD DECK		1.000	10	12	120	0.00	0.00	1	0.00	2014	0	0		0				
SM5	MH WOOD DECK		1.000	3	3	9	0.00	0.00	1	0.00	2014	0	0		0				
TOTAL OB/XF VALUE																			
BLDG DIMENSIONS																			
=N14E80S14W80Area:1120;=N10E12S10W12Area:120;=N3E3S3W3Area:9;TotalArea:1249																			
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				29,000.00	1.000	AC	0.000	29,000.00	29000				
OPEN LAND	08	0	0		1.0000	ROLLING/0				5,000.00	69.000	AC	0.000	4,315.94	297800				
FOREST LAND	09	0	0		1.0000	ROLLING/0				5,000.00	37.590	AC	0.000	4,412.88	165880				
TOTAL MARKET LAND DATA											107.59				492680				
CU-PRIMARY	21		0	0		5	1.0000			29,000.00	1.000	AC	0.000	29,000.00	29000				
HORT USE	43		0	0		5	1.0000			1,705.00	69.000	AC	0.000	1,705.07	117650				
FOREST USE	42		0	0		5	1.0000			229.00	37.590	AC	0.000	229.05	8610				
TOTAL PRESENT USE DATA											107.59				155,260				

3949008143 (695076) Group:0

6/16/2021 9:30:25 AM.

