

LOWE DOUGLAS PARKER & PAMELA U

5003 NC HIGHWAY 55

NB: 100 NEW RIVER AREA

DURHAM, NC 27713

Property Location: 3366 NC HWY 93

50.1000 AC

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE**DEED INFORMATION**
DEED DATE: 8/2020
DEED BOOK/PAGE: 00410/0298**Parcel ID: 3042784078**

Account: 80078

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/05/2019
EX- LAST ACTION 20210122

MARKET VALUE												CORRELATION OF VALUE							
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET							
Residential		R-RESIDENTIAL		UN	6-VRY POOR		D	1940		1940		PARCEL VALUATION SUMMARY							
DWELLING DATA												BILLABLE LAND VALUE264,600							
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE7900							
	NO		5-OLD STYLE	6-ALUM/VINYL	1.0	8	3			2	0	TOTAL BILLABLE VALUE272,500							
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT							
6-FULL	1-NONE	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		904.00	0.00		3.00	CODEDATENO.							
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	SALES DATA							
		1/0		2-SAME		0.80000				928.00	2,088.00	OFF. RECORDDATEVALIDTYPE							
SKETCH INFORMATION												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		00410	0298	8	2020	Q	I	230,000	
BSMNT		ONE STY FRM						928				00267	1333	3	2004	Q	V	0	
		OPN MSNRY PRCH						128				BUILDING VALUATION SUMMARY							
		OPN MSNRY PRCH						160				Base Price33310							
		ONE STY FRM						256				Plumbing1200							
		CNC PATIO						24				Additions11700							
NOTES												Unfin. Area0							
												Basement0							
												Attic0							
												Heat / AC Adj.1260							
												FBLA15010							
												Rec Room0							
												Fireplace2330							
												Basement Garage0							
												SUBTOTAL124,863							
												Grade Factor(D)0.78000							
												C & D Factor0.00000							
												TOTAL RCN124,863							
												% Good0.07000							
												Market Adjustment Factor0.80							
												Market Value Per Sq. Ft.130.51							
												RCNLD7,000							
												MarketAdjustment	MarketAdjustment	MarketAdjustment	0.80				
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE			
AP6	POLE BRN-FRM 4 OPEN		1.000	40	20	800	0.00	0.00	—	0.00	1940	0	0		0				
RS1R	SHED-FRAME		1.000	10	8	80	0.00	0.00	—	0.00	1940	0	0		0				
RS1R	SHED-FRAME		1.000	12	10	120	0.00	0.00	—	0.00	1940	0	0		0				
RS1R	SHED-FRAME		1.000	8	6	48	0.00	0.00	—	0.00	1940	0	0		0				
TOTAL OB/XF VALUE																			
BLDG DIMENSIONS (Levels1-2)=N34E32S26W20S8W12Area:1856;=E8S16W8N16Area:128;=N8E20S8W20Area:160;=N8E32S8W32Area:256;=E3S8W3N8Area:24;TotalArea:2424																			
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	1.0000	ROLLING/0			30,700.00	1.000	AC	0.000	30,700.00	30700					
OPEN LAND	08	0	0	0.0000	1.0000	ROLLING/0			5,000.00	13.000	AC	0.000	4,907.69	63800					
FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0			5,000.00	36.100	AC	0.000	4,710.80	170060					
TOTAL MARKET LAND DATA										50.1				264560					
TOTAL PRESENT USE DATA																			
3042784078 (1055107) Group:0																			
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