

HERNANDEZ MARIA ISABEL												Parcel ID: 3022360505						
1345 TEABERRY RD												Account: 12516						
NB: 100 NEW RIVER AREA												Reval Year: 2021 Tax Year: 2021						
WARRENSVILLE, NC 28693												Appraised By RK on 05/06/2019						
Property Location: 566 PINEY CREEK SCHOOL RD 0.4800 AC												EX- LAST ACTION 20210420						
CARD NO. 1 of 1												DEED INFORMATION						
TWP: PINEY CREEK												DEED DATE: 3/2017						
FIRE:PINEY CREE												DEED BOOK/PAGE: 00384/0837						
MARKET VALUE												CORRELATION OF VALUE						
PROPERTY TYPE		USE		CDU		PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO		MARKET		
Residential		R-RESIDENTIAL		GD		4-FAIR		D		1910		1910						
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 20,500					
		NO		10-COTTAGE	6-ALUM/VINYL	1.0	6	2			1	0	BILLABLE IMPROVEMENT VALUE 25200					
BMST		ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	TOTAL BILLABLE VALUE 45,700					
2-CRAWL		1-NONE	NO	2-BASIC	4-OIL	3-FORCED AIR	0.000		0.00	0.00		0.00						
BSMT GARAGE (# CARS)			WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA						
			1/0		2-SAME		0.80000				950.00	950.00						
SKETCH INFORMATION												BUILDING VALUATION SUMMARY						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price 33820						
		ONE STY FRM								950				Plumbing 0				
		WD DECK								90				Additions 3300				
		FRM UTILITY								100				Unfin. Area 0				
		ENC FRM PRCH								144				Basement -4280				
NOTES												Attic 0						
												Heat / AC Adj. 0						
												FBLA 0						
												Rec Room 0						
												Fireplace 2330						
												Basement Garage 0						
												SUBTOTAL 67,759						
												Grade Factor(D) 0.78000						
												C & D Factor 0.00000						
												TOTAL RCN 67,759						
												% Good 0.46000						
												Market Adjustment Factor 0.80						
												Market Value Per Sq. Ft. 48.11						
												RCNLD 24,900						
												BUILDING ADJUSTMENTS						
												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	
RS1R	SHED-FRAME			1.000	12	10	120	0.00	0.00		0.00	1921	0	0		0		
TOTAL OB/XF VALUE																		
BLDG DIMENSIONS =N38E25S38W25Area:950;=N9E10S9W10Area:90;=N10E10S10W10Area:100;=E18S8W18N8Area:144;TotalArea:1284																		
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	LEVEL/0			30,700.00	0.480	AC	0.000	42,729.17	20510				
TOTAL MARKET LAND DATA										0.48				20510				
TOTAL PRESENT USE DATA																		
3022360505 (1102126) Group:0																		
6/16/2021 2:28:19 AM.																		

