

Property Summary

Tax Year: 2022

REID	0438785885000	PIN	0438-78-5885	Property Owner	MCNEILL, TRACEY
Location Address	209 BRAINERD AVE	Property Description	MYRTLE HILL LO15 & E 1/4 SE01 BL6 PL0010-0012	Owner's Mailing Address	261 TIPPERARY ST RAEFORD NC 28376

Administrative Data	
Plat Book & Page	0010-0012
Old Map #	
Market Area	3217
Township	NONE
Planning Jurisdiction	COUNTY
City	FAYETTEVILLE
Fire District	
Spec District	
Land Class	R101-RES
History REID 1	
History REID 2	
Acreage	0.22
Permit Date	
Permit #	

Transfer Information	
Deed Date	6/26/2015
Deed Book	009675
Deed Page	00266
Revenue Stamps	
Package Sale Date	6/26/2015
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,130
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$14,000
Total Appraised Building Value	\$33,033
Total Appraised Misc Improvements Value	\$629
Total Cost Value	\$47,662
Total Sales Comp Value	\$54,900
Total Appraised Value - Valued By Sales Comparison	\$54,900
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$54,900

Building Summary

Card 1 209 BRAINERD AVE

Building Details	
Bldg Type	R1-SINGLE-FAMILY-RES
Units	0
Living Area (SQFT)	1130
Number of Stories	1.00
Style	000001-STYLE
Foundation	G-PIERS-W/CNTFWL
Frame	CONSTANT
Exterior	05-DELUX-WOOD-SIDING
Const Type	
Heating	M-08&S-01
Air Cond	AC-Y
Baths (Full)	1
Baths (Half)	0
Extra Fixtures	0
Total Plumbing Fixtures	3

Building Description			
Year Built	1949	Effective Year	1949
Additions	2	Remodeled	0
Interior Adj			
Other Features			

Building Total & Improvement Details	
Grade	250 78%
Percent Complete	100
Total Adjusted Replacement Cost New	\$56,766
Physical Depreciation (% Bad)	A 54%
Depreciated Value	\$26,112
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$26,112
Market Area Factor	1
Building Value	\$33,033
Misc Improvements Value	\$629
Total Improvement Value	\$33,662
Assessed Land Value	
Assessed Total Value	

Bedrooms	3
Floor	09-HARDWD-PARQUE
Roof Cover	03-COMP SHINGLE
Roof Type	02-GABLE
Main Body (SQFT)	1130

Addition Summary			
Story	Type	Code	Area
1.00	ENCL PORCH FIN	EPF	45
1.00	OPEN PORCH FIN	OPF	120

Building Sketch	Photograph
No Sketch Found	No Photo Found

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	4x6	DIMENSIONS	STOOP	\$11.90	1983	65	0	0		\$100
1	10x12	DIMENSIONS	UTILITY FRAME	\$16.15	1983	65	0	0		\$529
Total Misc Improvements Value Assessed: \$629										

Land Summary

Land Class: R101-RES		Deeded Acres: 0			Calculated Acres: 0.21		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
SF6		0100-RESIDENTIAL-LOT	1.00 BY THE UNIT PRICE	\$14,000			\$14,000
Total Land Value Assessed: \$14,000							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	MCNEILL, TRACEY	WD-WARRANTY DEED	100	0		009675	00266	6/26/2015
1 Back	ROTH, WILLIAM G III	LE-LIFE ESTATE	100	0		005585	00072	10/22/2001

Notes Summary

Building Card	Date	Line	Notes
No Data			

Sales of Comparable Properties

Feature	Subject	Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5
REID	0438785885000	0438792065000		0438798114000		0438793197000		0438784213000		0438780492000
PIN	0438-78-5885	0438-79-2065		0438-79-8114		0438-79-3197		0438-78-4213		0438-78-0492
Address	209 BRAINERD	120 CIRCLE		225 CIRCLE		124 WEST CIRCLE		205 COCHRAN		118 KIRKLAND
Proximity	N/A	0		0		0		0		0
Market Area	3217	3217		3217		3217		3217		3217
Sales Price	N/A	\$34,000		\$60,000		\$50,000		\$84,000		\$67,000
Price/SFLA										
Price Source		Revenue Stamp		Revenue Stamp		Revenue Stamp		Revenue Stamp		Revenue Stamp
Book/Page		09199/00413		08798/00096		09782/00675		09273/00417		09873/00025
	Description	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description
Sale Date		5/24/2013	0	12/29/2011	0	1/5/2016	0	8/20/2013	0	6/2/2016
Market Area Type	RES-SF	RES-SF	0	RES-SF	0	RES-SF	0	RES-SF	0	RES-SF
Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple
Land Value	\$14,000	\$14,000	0	\$14,000	0	\$14,000	0	\$14,000	0	\$14,000
Style	000001-STYLE	000001-STYLE	0	000001-STYLE	0	000001-STYLE	0	000002-STYLE	0	000001-STYLE
No. of Stories	1	1	0	1	0	1	0	1	0	1
Grade	250-D	335-C-	0	335-C-	0	350-C	0	265-D+	0	335-C-
Exterior Wall	05-DELUX-WOOD-SIDING	04-VINYL-SIDING	0	03-MAS/ABST /OLD-WOOD	0	04-VINYL-SIDING	0	22-CONCRETE-SIDING	0	11-BRICK-VENEER
Frame	CONSTANT	CONSTANT	0	CONSTANT	0	CONSTANT	0	CONSTANT	0	CONSTANT
Effective Year	1949	1947		1949		1948		1967		1942
Year Built/ Remod.	1949 / --	1947 / --		1949 / --		1948 / --		1947 / --		1942 / --
Depreciation		INFERIOR	0	SUPERIOR	0	SUPERIOR	0	SUPERIOR	0	SUPERIOR
Bedroom	3	2		3		3		3		3
Bathroom	F - 1, H - 0, EF - 0	F - 1, H - 0, EF - 0	0	F - 1, H - 0, EF - 0	0	F - 1, H - 0, EF - 0	0	F - 1, H - 1, EF - 0	0	F - 2, H - 1, EF - 0
SFLA	1130	1022	0	1167	0	938	0	1200	0	1408
Basement			0		0		0		0	
Econ/Funct Utility	0		0		0		0		0	
Heating/Cooling	M-08&S-01,AC-Y	M-02&S-01,AC-N	0	M-07&S-01,AC-Y	0	M-02&S-01,AC-N	0	M-07&S-01,AC-Y	0	M-07&S-01,AC-Y
Garage/Carpport Attached			0		0		0		0	
Additions	EPF(45), OPF(120)		0	OPF(72)	0	UTF(78)	0	EPF(70)	0	ATS(256), CPF(180), EPF(136), UTU(96)
Fireplace		1 01-FIREPLACES	0	1 01-FIREPLACES	0	1 01-FIREPLACES	0		0	1 01-FIREPLACES
Misc Imprv Value	\$629STP:24 UTF:120	\$245PTC:336 STP:24	0	\$91STP:24	0	\$104STP:24 UTM:16	0	\$1,295UTF:168 UTF:80	0	\$2,509CPU:192 PTC:360 UTF:100 UTF:120
Built-ins			0		0		0		0	
Net Adj. (total)			0		0		0		0	
Gross %			65		70		86		92	
Net %			0%		0%		0%		0%	
Adj Sales Price			34000		60000		50000		84000	
Net Adj (total) Override			0		0		0		0	
Weight Factor		0.3	0	0.25	0	0.2	0	0.15	0	0.1

Feature	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Indicated Value	\$54,900					
Indicated Value Override	0					
Note	Subject MRA: 52549, Weighted Estimate: 56643, Adjusted Sale Prices: (0438780492000, 06/02/2016) 47912, (0438792065000, 05/24/2013) 48887, (0438798114000, 12/29/2011) 55895, (0438793197000, 01/05/2016) 56267, (0438784213000, 08/20/2013) 68674. Values used for Indicated Value calculation: 52549, 55895, 56267.					