

DIXON ROBERT F DIXON PHYLLIS P

1400 INTERSTATE DR DUNN NC 28334
1400006798

AVERASBORO SCH ADVALOREM TAX (100), CITY DUNN ADVL TAX (100), COUNTY WIDE
ADVALOREM TAX (100), DUNN/AVERASBORO FIRE ADVALOREM TAX (100), SOLID WASTE FEE
SOLID WASTE (1)

Reval Year: 2017 Tax 1.275 ACS JAMES WILSON
Year: 2020

Appraised by 14 on 01/01/2017 00200 AVERASBORO RURAL SOUTH

Return/Appeal Parcel:
Notes: 02-1516-19-02-0040- -02
PLAT: / UNIQ ID 227801
ID NO: 1515-69-7380.000

CARD NO. 1
of 1

1.280 AC SRC= Owner

TW-02 CI-05FR- EX- AT- LAST ACTION
20170302

| CONSTRUCTION DETAIL | | MARKET VALUE | | | | | | | DEPRECIATION | | | CORRELATION OF VALUE | | | | | | |
|---------------------------------------|----------|--|--------|-----------|-------------|-------|--------|----------|----------------------|------------|-------------|-------------------------------------|------|------|--------------|-----|--------|-------------------|
| USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | Standard | | | | CREDENCE TO MARKET | | | | | | |
| Foundation - 4 | | | | | | | | | 0.33000 | | | | | | | | | |
| Spread Footing | 8.00 | 48 | 06 | 12,000 | 95 | 26.03 | 312360 | 1998 | 1998 | % GOOD | 67.0 | DEPR. BUILDING VALUE - CARD 209,280 | | | | | | |
| Sub Floor System - 2 | | TYPE: WAREHOUSE | | | | | | | WAREHOUSE/INDUSTRIAL | | | | | | | | | |
| Slab on Grade- Residential/Commercial | 8.00 | STYLE: 1 - 1.0 Story | | | | | | | | | | | | | | | | |
| Exterior Walls - 02 | | DEPR. OB/XF VALUE - CARD 48,600 | | | | | | | | | | | | | | | | |
| Corrugated Metal | 7.00 | MARKET LAND VALUE - CARD 52,800 | | | | | | | | | | | | | | | | |
| Roofing Structure - 01 | | TOTAL MARKET VALUE - CARD 310,680 | | | | | | | | | | | | | | | | |
| Flat | 5.00 | TOTAL APPRAISED VALUE - CARD 310,680 | | | | | | | | | | | | | | | | |
| Roofing Cover - 12 | | TOTAL APPRAISED VALUE - PARCEL 310,680 | | | | | | | | | | | | | | | | |
| Metal | 6.00 | TOTAL PRESENT USE VALUE - PARCEL 0 | | | | | | | | | | | | | | | | |
| Interior Wall Construction - 1 | | TOTAL VALUE DEFERRED - PARCEL 0 | | | | | | | | | | | | | | | | |
| Masonry or Minimum | 2.00 | TOTAL TAXABLE VALUE - PARCEL \$ 310,680 | | | | | | | | | | | | | | | | |
| Interior Floor Cover - 03 | | PRIOR | | | | | | | | | | | | | | | | |
| Concrete Finished | 2.00 | BUILDING VALUE 226,490 | | | | | | | | | | | | | | | | |
| Heating Fuel - 03 | | OBXF VALUE 35,850 | | | | | | | | | | | | | | | | |
| Gas | 1.00 | LAND VALUE 38,400 | | | | | | | | | | | | | | | | |
| Heating Type - 04 | | PRESENT USE VALUE 0 | | | | | | | | | | | | | | | | |
| Forced Hot Air/FHA - Ducted | 7.00 | DEFERRED VALUE 0 | | | | | | | | | | | | | | | | |
| Air Conditioning Type - 03 | | TOTAL VALUE 300,740 | | | | | | | | | | | | | | | | |
| Central | 8.00 | PERMIT | | | | | | | | | | | | | | | | |
| Structural Frame - 06 | | CODE DATE NOTE NUMBER AMOUNT | | | | | | | | | | | | | | | | |
| Steel | 15.00 | ROUT: WTRSHD: | | | | | | | | | | | | | | | | |
| Ceiling & Insulation - 11 | | SALES DATA | | | | | | | | | | | | | | | | |
| No Ceiling - Roof and Wall Insulated | 3.00 | OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE | | | | | | | | | | | | | | | | |
| Half-Bathrooms | | BOOK PAGE MOYR SALES PRICE | | | | | | | | | | | | | | | | |
| BAS - 0 FUS - 0 LL - 0 | | 01624 0815 5 2002 WD Q I 260000 | | | | | | | | | | | | | | | | |
| Plumbing Fixtures | | 01309 0540 11 1998 WD X V 31500 | | | | | | | | | | | | | | | | |
| 10.00 | 4.000 | BUILDING AREA 12,000 | | | | | | | | | | | | | | | | |
| Office | | NOTES | | | | | | | | | | | | | | | | |
| BAS - 0 FUS - 0 LL - 0 | 0 | ANTIQUA SHOWCASE FOR 99 | | | | | | | | | | | | | | | | |
| TOTAL POINT VALUE | 76.000 | | | | | | | | | | | | | | | | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | | | | |
| Market | 2 | Factor 2 | 1.1500 | | | | | | | | | | | | | | | |
| Quality | 3 | Average | 1.0000 | | | | | | | | | | | | | | | |
| Size | Size | Size | 1.0900 | | | | | | | | | | | | | | | |
| Non-Std Wall Height | 15 | Non-Std Wall Height | 1.0000 | | | | | | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | 1.250 | | | | | | | | | | | | | | | | | |
| TOTAL QUALITY INDEX | 95 | | | | | | | | | | | | | | | | | |
| SUBAREA | | | | | | | | | | | | | | | | | | |
| TYPE | GS AREA | % | RPL CS | CODE | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG# | AYB | EYB | ANN DEP RATE | OVR | % COND | OB/XF DEPR. VALUE |
| BAS | 12,000 | 100 | 312360 | 09 | ASP PAVING | | 0 | 0 | 15,000 | 3.00 | 100 | - | 1998 | 1998 | S5 | | 100 | 45000 |
| FIREPLACE | 1 - None | | 0 | 06 | CL FENCE | | 0 | 0 | 600 | 6.00 | 100 | - | 2000 | 2000 | S10 | | 100 | 3600 |
| TOTAL OB/XF VALUE | | | | | | | | | | | | 48,600 | | | | | | |
| SUBAREA TOTALS | | | | | | | | | | | | 12,000 312,360 | | | | | | |

BUILDING DIMENSTIONS BAS=N100W120S100E120\$.

| LAND INFORMATION | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|----------|--------------|----------|-------|--------------|---------|-----------|-----------------------------|--|--|--|--|-----------|-----------------|------------------|---------|-------------|---------------------|------------|----------------|------------|
| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJUSTMENTS AND NOTES | | | | | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNT TYP | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
| COMMERCIAL | 0700 | C-3 | 0 | 0 | 1.0000 | 0 | 1.0000 | | | | | | | 50,000.00 | 1.000 | AC | 1.000 | 50,000.00 | 50000 | 0 | |
| COMMERCIAL | 0700 | C-3 | 0 | 0 | 1.0000 | 0 | 1.0000 | | | | | | | 10,000.00 | 0.280 | AC | 1.000 | 10,000.00 | 2800 | 0 | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | | | | | 1.280 | | | | 52,800 | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | | | | | |