

BENNETT NELSON E
861 SOUTH RIVER RD LILLINGTON NC 27546
1400026545

Return/Appeal Notes: Parcel: 10-0650- -
-0015- -01
PLAT: / UNIQ ID 264459
ID NO: 0650-14-1763.000

COUNTY WIDE ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE (1),
SUMMERVILLE-BUNNLEVEL (100)

Reval Year: 2017 Tax Year: 95X105 .23 AC A J WHITE FIG AREA
2020

Appraised by 14 on 01/01/2017 01005 PINE HILLS

0.230 AC SRC=
TW-10 CI-FR- EX- AT- LAST ACTION
20170302

CARD NO. 1 of 1

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE			
Foundation - 3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard				CREDENCE TO	MARKET		
Continuous Footing 5.00	01	01	1,191	114	76.38	90968	1959	1959	% GOOD	42.0			DEPR. BUILDING VALUE - CARD	38,210		
Sub Floor System - 4 Plywood 9.00	TYPE: SINGLE FAMILY RESIDENTIAL								SINGLE FAMILY RESIDENTIAL			DEPR. OB/XF VALUE - CARD 300				
Exterior Walls - 09 Wood on Sheathing or Plywood 31.00	STYLE: 1 - 1.0 Story											MARKET LAND VALUE - CARD 25,000				
Roofing Structure - 03 Gable 8.00												TOTAL MARKET VALUE - CARD 63,510				
Roofing Cover - 03 Asphalt or Composition Shingle 3.00												TOTAL APPRAISED VALUE - CARD 63,510				
Interior Wall Construction - 5 Drywall/Sheetrock 18.00												TOTAL APPRAISED VALUE - PARCEL 63,510				
Interior Wall Construction - 4 Plywood Panel 0.00												TOTAL PRESENT USE VALUE - PARCEL 0				
Interior Floor Cover - 02 Minimum, Plywood, Linoleum 4.00												TOTAL VALUE DEFERRED - PARCEL 0				
Interior Floor Cover - 14 Carpet 0.00												TOTAL TAXABLE VALUE - PARCEL \$ 63,510				
Heating Fuel - 03 Gas 1.00												PRIOR				
Heating Type - 03 Forced Hot Air/FHA-Not Ducted 2.00												BUILDING VALUE 43,940				
Air Conditioning Type - 02 Wall Unit 1.00												OBXF VALUE 300				
Bedrooms/Bathrooms/Half-Bathrooms 2/1/0 7.000												LAND VALUE 25,000				
Bedrooms BAS - 2 FUS - 0 LL - 0 2												PRESENT USE VALUE 0				
Bathrooms BAS - 1 FUS - 0 LL - 0 6												DEFERRED VALUE 0				
Half-Bathrooms BAS - 0 FUS - 0 LL - 0												TOTAL VALUE 69,240				
Office												PERMIT				
TOTAL POINT VALUE 89.000												CODE DATE NOTE NUMBER AMOUNT				
BUILDING ADJUSTMENTS												ROUT: WTRSHD:				
Market 4 Factor 4 1.1000												SALES DATA				
Quality 4 Above Average 1.1000												OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE				
Size Size Size 1.0600												02237 0344 6 2006 WD A I 50000				
TOTAL ADJUSTMENT FACTOR 1.280												02210 0189 4 2006 WD Y I 0				
TOTAL QUALITY INDEX 114												01720 0788 2 2003 WD D I 55000				
												01694 0541 11 2002 WD A I 60000				
												00542 0145 4 1971 MP X V 0				
												HEATED AREA 1,066				
												NOTES				
												MVD HSE HERE FROM 100650				
												0015 PER MAPPING				

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	GS AREA	%	RPL CS	01	STORAGE		8	12	1	200.00	100	-	1959	1959	S5		100	200
FOP				06	CL FENCE		0	0	160	6.00	100	-	1991	1991	S10		10	96
TOTAL OB/XF VALUE 296																		
FST																		
FIREPLACE 1 - None 0																		
SUBAREA TOTALS 1,402 90,968																		

BUILDING DIMENSIONS BAS=W12FST=N4E12S4W12\$W16FOP=N4E16S4W16\$W13 S26E41FOP=S8W28N8E28\$N26\$.

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
SFR	0100	R-20	0	0	1.0000	0	1.0000	REVENE						25,000.00	1.000	LT	1.000	25,000.00	25000	0	
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					