

HARNETT COUNTY CAMA WEBVIEWER

3/28/2019 9:25:49 AM

BYRD REALTY CO INC
 NC 55 E DUNN NC 28334
 1005870000 NN: 20 - LAND VALUE ADJUSTMENT
 AVERASBORO RESC ADVALOREM TAX (100), AVERASBORO SCH ADVALOREM TAX (100), COUNTY WIDE ADVALOREM TAX (100), DUNN/AVERASBORO FIRE ADVALOREM TAX (100)
 Reval Year: 2017 Tax Year: 2020 LOT#1 CAROLINA EASTERN BENSON MP#2015-34
 Appraised by 14 on 03/22/2019 00201 AVERASBORO DUNN AREA

Return/Appeal Notes:
Parcel: 02-1526 - -0008
 PLAT: UNIQ ID
 2015/34 229724
 ID NO: 1526-25-9378.000
 CARD NO. 1 of 1
 45.120 AC SRC= GIS
 TW-02 CI-FR-EX- AT- LAST ACTION 20190322

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE																																																																																																																																																								
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO																																																																																																																																																										
TOTAL ADJUSTMENT FACTOR		50	00							% GOOD																																																																																																																																																										
TOTAL QUALITY INDEX		TYPE: RURAL HOME SITE STYLE:								DEPR. BUILDING VALUE - CARD 0 DEPR. OB/XF VALUE - CARD 0 MARKET LAND VALUE - CARD 115,880 TOTAL MARKET VALUE - CARD 115,880 TOTAL APPRAISED VALUE - CARD 115,880 TOTAL APPRAISED VALUE - PARCEL 115,880 TOTAL PRESENT USE VALUE - PARCEL 0 TOTAL VALUE DEFERRED - PARCEL 0 TOTAL TAXABLE VALUE - PARCEL \$ 115,880 PRIOR BUILDING VALUE 0 OBXF VALUE 0 LAND VALUE 106,310 PRESENT USE VALUE 0 DEFERRED VALUE 0 TOTAL VALUE 106,310 PERMIT CODE DATE NOTE NUMBER AMOUNT ROUT: WTRSHD: SALES DATA <table border="1"> <thead> <tr> <th>OFF. RECORD</th> <th>DATE</th> <th>DEED TYPE</th> <th>Q</th> <th>U</th> <th>I</th> <th>INDICATE SALES PRICE</th> </tr> <tr> <th>BOOK</th> <th>PAGE</th> <th>MOYR</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>03467</td> <td>0707</td> <td>12 2016</td> <td>WD</td> <td>Q</td> <td>V</td> <td>122000</td> </tr> <tr> <td>02891</td> <td>0739</td> <td>8 2011</td> <td>TR</td> <td>P</td> <td>V</td> <td>81000</td> </tr> <tr> <td>01072</td> <td>0932</td> <td>10 1994</td> <td>WD</td> <td>X</td> <td>V</td> <td>180000</td> </tr> </tbody> </table> HEATED AREA NOTES TOOK OUT LD USE 2-2-95 0804 SUBAREA <table border="1"> <thead> <tr> <th>TYPE</th> <th>GS AREA</th> <th>RPL %</th> <th>CS</th> <th>CODE</th> <th>QUALITY</th> <th>DESCRIPTION</th> <th>COUNT</th> <th>LTH</th> <th>WTH</th> <th>UNITS</th> <th>UNIT PRICE</th> <th>ORIG % COND</th> <th>BLDG#</th> <th>SIZE FACT</th> <th>AY</th> <th>BEYB</th> <th>ANN DEP RATE</th> <th>OVR</th> <th>% COND</th> <th>OB/XF DEPR. VALUE</th> </tr> </thead> <tbody> <tr> <td colspan="21">TOTAL OB/XF VALUE 0</td> </tr> </tbody> </table> FIREPLACE SUBAREA TOTALS BUILDING DIMENSIONS LAND INFORMATION <table border="1"> <thead> <tr> <th>HIGHEST AND BEST USE</th> <th>USE CODE</th> <th>LOCAL ZONING</th> <th>FRONTAGE</th> <th>DEPTH</th> <th>DEPTH / SIZE</th> <th>LND MOD</th> <th>COND FACT</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>ROAD TYPE</th> <th>LAND UNIT PRICE</th> <th>TOTAL LAND UNITS</th> <th>UNT TYP</th> <th>TOTAL ADJST</th> <th>ADJUSTED UNIT PRICE</th> <th>LAND VALUE</th> <th>OVERRIDE VALUE</th> <th>LAND NOTES</th> </tr> </thead> <tbody> <tr> <td>AGRI I PV</td> <td>5111</td> <td>DUNN</td> <td>0</td> <td>0</td> <td>0.9700</td> <td>0</td> <td>1.0000</td> <td>TOPO ROLLING</td> <td></td> <td>6,000.00</td> <td>11.000</td> <td>AC</td> <td>0.970</td> <td>5,820.00</td> <td>64020</td> <td></td> <td>0</td> </tr> <tr> <td>FRST I PV</td> <td>6111</td> <td>DUNN</td> <td>0</td> <td>0</td> <td>0.9700</td> <td>0</td> <td>1.0000</td> <td></td> <td></td> <td>5,000.00</td> <td>8.000</td> <td>AC</td> <td>0.970</td> <td>4,850.00</td> <td>38800</td> <td></td> <td></td> </tr> <tr> <td>WASTE LAND</td> <td>9600</td> <td>DUNN</td> <td>0</td> <td>0</td> <td>1.0000</td> <td>0</td> <td>1.0000</td> <td>POND & SWAMP</td> <td></td> <td>500.00</td> <td>26.120</td> <td>AC</td> <td>1.000</td> <td>500.00</td> <td>13060</td> <td></td> <td>0</td> </tr> </tbody> </table> TOTAL MARKET LAND DATA TOTAL PRESENT USE DATA						OFF. RECORD	DATE	DEED TYPE	Q	U	I	INDICATE SALES PRICE	BOOK	PAGE	MOYR					03467	0707	12 2016	WD	Q	V	122000	02891	0739	8 2011	TR	P	V	81000	01072	0932	10 1994	WD	X	V	180000	TYPE	GS AREA	RPL %	CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AY	BEYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	TOTAL OB/XF VALUE 0																					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	AGRI I PV	5111	DUNN	0	0	0.9700	0	1.0000	TOPO ROLLING		6,000.00	11.000	AC	0.970	5,820.00	64020		0	FRST I PV	6111	DUNN	0	0	0.9700	0	1.0000			5,000.00	8.000	AC	0.970	4,850.00	38800			WASTE LAND	9600	DUNN	0	0	1.0000	0	1.0000	POND & SWAMP		500.00	26.120	AC	1.000	500.00	13060		0
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