

HARNETT COUNTY CAMA  
WEBVIEWER

PLEASANT ELIZABETH GWEN REYNOLDS PENNY LYNN

Return/Appeal Parcel: 04-0672- -  
Notes: -0093  
PLAT: UNIQ ID  
2006/0085 239904  
ID NO: 0663-72-9093.000

574 JAMES NORRIS RD ANGIER NC 27501  
1500018450

ANGIER/BLACK RIVER (100), BLACK RIVER RES ADVALOREM TAX (100), COUNTY WIDE ADVALOREM TAX CARD NO. 1  
(100), SOLID WASTE FEE SOLID WASTE (1)  
of 1

Reval Year: 2017 Tax 18.337ACS(C)BARBOUR MAP#2006-85  
Year: 2018

18,340 AC SRC=

Appraised by 14 on 01/01/2017 00400 BLACK RIVER RUR

TW-04 CI-FR-EX- AT- LAST ACTION  
20170302

| CONSTRUCTION DETAIL               |         | MARKET VALUE                                      |        |           |      | DEPRECIATION |       |      |      | CORRELATION OF VALUE |         |                                  |         |        |        |          |             |
|-----------------------------------|---------|---|--------|-----------|------|--------------|-------|------|------|----------------------|---------|----------------------------------|---------|--------|--------|----------|-------------|
| Foundation - 3                    | 8.00    | USE   | MOD    | Eff. Area | QUAL | BASE RATE    | RCN   | EYB  | AYB  | Standard             | 0.70000 | CREDENCE TO                      | MARKET  |        |        |          |             |
| Continuous Footing                | 8.00    | 03  | 02     | 1,465     | 90   | 22.50        | 32964 | 1973 | 1973 | % GOOD               | 30.0    | DEPR. BUILDING VALUE - CARD      | 9,890   |        |        |          |             |
| Sub Floor System - 4              | 11.00   | TYPE: MOBILE HOME (SINGLE WIDE) MANUFACTURED HOME |        |           |      |              |       |      |      |                      |         | DEPR. OB/XF VALUE - CARD         | 400     |        |        |          |             |
| Plywood                           | 11.00   | STYLE: 1 - 1.0 Story                              |        |           |      |              |       |      |      |                      |         | MARKET LAND VALUE - CARD         | 130,980 |        |        |          |             |
| Exterior Walls - 10               | 32.00   |   |        |           |      |              |       |      |      |                      |         | TOTAL MARKET VALUE - CARD        | 141,270 |        |        |          |             |
| Aluminum/Vinyl Siding             | 32.00   |   |        |           |      |              |       |      |      |                      |         | TOTAL APPRAISED VALUE - CARD     | 141,270 |        |        |          |             |
| Roofing Structure - 03            | 9.00    |   |        |           |      |              |       |      |      |                      |         | TOTAL APPRAISED VALUE - PARCEL   | 141,270 |        |        |          |             |
| Gable                             | 9.00    |   |        |           |      |              |       |      |      |                      |         | TOTAL PRESENT USE VALUE - PARCEL | 47,570  |        |        |          |             |
| Roofing Cover - 03                | 5.00    |   |        |           |      |              |       |      |      |                      |         | TOTAL VALUE DEFERRED - PARCEL    | 93,700  |        |        |          |             |
| Asphalt or Composition Shingle    | 5.00    |   |        |           |      |              |       |      |      |                      |         | TOTAL TAXABLE VALUE - PARCEL \$  | 47,570  |        |        |          |             |
| Interior Wall Construction - 4    | 24.00   |   |        |           |      |              |       |      |      |                      |         | PRIOR                            |         |        |        |          |             |
| Plywood Panel                     | 24.00   |   |        |           |      |              |       |      |      |                      |         | BUILDING VALUE                   | 13,050  |        |        |          |             |
| Interior Floor Cover - 08         | 8.00    |   |        |           |      |              |       |      |      |                      |         | OBXF VALUE                       | 400     |        |        |          |             |
| Sheet Vinyl                       | 8.00    |   |        |           |      |              |       |      |      |                      |         | LAND VALUE                       | 144,400 |        |        |          |             |
| Interior Floor Cover - 14         | 0.00    |   |        |           |      |              |       |      |      |                      |         | PRESENT USE VALUE                | 35,890  |        |        |          |             |
| Carpet                            | 0.00    |   |        |           |      |              |       |      |      |                      |         | DEFERRED VALUE                   | 108,510 |        |        |          |             |
| Heating Fuel - 03                 | 1.00    |   |        |           |      |              |       |      |      |                      |         | TOTAL VALUE                      | 157,850 |        |        |          |             |
| Gas                               | 1.00    |   |        |           |      |              |       |      |      |                      |         | PERMIT                           |         |        |        |          |             |
| Heating Type - 03                 | 5.00    |   |        |           |      |              |       |      |      |                      |         | CODE                             | DATE    | NOTE   | NUMBER | AMOUNT   |             |
| Forced Hot Air/FHA-Not Ducted     | 5.00    |   |        |           |      |              |       |      |      |                      |         | ROUT: WTRSHD:                    |         |        |        |          |             |
| Air Conditioning Type - 01        | 0.00    |   |        |           |      |              |       |      |      |                      |         | SALES DATA                       |         |        |        |          |             |
| None                              | 0.00    |   |        |           |      |              |       |      |      |                      |         | OFF. RECORD                      | DATE    | DEED   | Q/UV/I | INDICATE |             |
| Bedrooms/Bathrooms/Half-Bathrooms | 0.000   |   |        |           |      |              |       |      |      |                      |         | BOOK                             | PAGE    | MO/YR  | TYPE   | Q/UV/I   | SALES PRICE |
| 3/2/0                             | 0.000   |   |        |           |      |              |       |      |      |                      |         | 03376                            | 0858    | 2 2016 | NW     | E I      | 0           |
| Bedrooms                          |         |   |        |           |      |              |       |      |      |                      |         | 02209                            | 0378    | 4 2006 | WD     | C I      | 0           |
| BAS - 3 FUS - 0 LL - 0            |         |   |        |           |      |              |       |      |      |                      |         | HEATED AREA 1,312                |         |        |        |          |             |
| Bathrooms                         |         |   |        |           |      |              |       |      |      |                      |         | NOTES                            |         |        |        |          |             |
| BAS - 2 FUS - 0 LL - 0            |         |   |        |           |      |              |       |      |      |                      |         | JOHN L NORRIS                    |         |        |        |          |             |
| Half-Bathrooms                    |         |   |        |           |      |              |       |      |      |                      |         | SOLD LD IN 90                    |         |        |        |          |             |
| BAS - 0 FUS - 0 LL - 0            |         |   |        |           |      |              |       |      |      |                      |         | 2 MH ON PROP                     |         |        |        |          |             |
| Office                            |         |   |        |           |      |              |       |      |      |                      |         | 1274                             |         |        |        |          |             |
| BAS - 0 FUS - 0 LL - 0            | 0       |   |        |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |
| TOTAL POINT VALUE                 | 103.000 |   |        |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |
| BUILDING ADJUSTMENTS              |         |   |        |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |
| Market                            | 3       | Factor 3  | 1.0200 |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |
| Quality                           | 3       | Average   | 1.0000 |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |
| Size                              | Size    | Size  | 0.8500 |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |
| TOTAL ADJUSTMENT FACTOR           | 0.870   |   |        |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |
| TOTAL QUALITY INDEX               | 90      |   |        |           |      |              |       |      |      |                      |         |                                  |         |        |        |          |             |

| SUBAREA        |       |      | CODE | DESCRIPTION | COUNT | LTH | WTH | UNITS  | UNIT PRICE | ORIG % COND | BLDG# | AYB | EYB | ANN DEP RATE | OVR | % COND | OB/XF DEPR. VALUE |
|----------------|-------|------|------|-------------|-------|-----|-----|--------|------------|-------------|-------|-----|-----|--------------|-----|--------|-------------------|
| BAS            | 1,312 | 100  | 23   | PACK BARN   | 0     | 0   | 1   | 100.00 | 100        | 1900        | 1900  |     |     | S3           |     | 100    | 100               |
| FOP            | 128   | 040  | 01   | STORAGE     | 0     | 0   | 1   | 300.00 | 100        | 1900        | 1900  |     |     | S5           |     | 100    | 300               |
| FST            | 64    | 055  |      |             |       |     |     |        |            |             |       |     |     |              |     |        | 788               |
| UCP            | 336   | 020  |      |             |       |     |     |        |            |             |       |     |     |              |     |        | 1508              |
| FIREPLACE      | 1     | None |      |             |       |     |     |        |            |             |       |     |     |              |     |        | 0                 |
| SUBAREA TOTALS | 1,840 |      |      |             |       |     |     |        |            |             |       |     |     |              |     |        | 32,964            |

BUILDING DIMENSIONS BAS=W24N6W32S26E51FOP=S8W16N8E16S5E5N20UCP=N7E16FST=N4W16S4E16S21W16N14S.

| 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 ADJUST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
| HOME PAVD            | 5010     | RA-30        | 0        | 0     | 1.0000       | 0       | 1.0000    |                             |           | 20,000.00       | 1.000            | AC      | 1.000        | 20,000.00           | 20000      | 0              |            |
| AGRI I PV            | 5111     | RA-30        | 0        | 0     | 1.0000       | 0       | 1.0000    | TOPO ROLLING                |           | 7,000.00        | 14.740           | AC      | 1.000        | 7,000.00            | 103180     | 0              |            |
| FRST I PV            | 6111     | RA-30        | 0        | 0     | 1.0000       | 0       | 1.0000    |                             |           | 7,000.00        | 1.000            | AC      | 1.000        | 7,000.00            | 7000       | 0              |            |

|                               |      |       |   |   |        |   |        |    |  |           |        |        |       |           |       |   |
|-------------------------------|------|-------|---|---|--------|---|--------|----|--|-----------|--------|--------|-------|-----------|-------|---|
| WASTE LAND                    | 9600 | RA-30 | 0 | 0 | 1.0000 | 0 | 1.0000 | BB |  | 500.00    | 1.600  | AC     | 1.000 | 500.00    | 800   | 0 |
| <b>TOTAL MARKET LAND DATA</b> |      |       |   |   |        |   |        |    |  |           |        | 18.340 |       | 130,980   |       |   |
| HOME PAVD                     | 5010 | RA-30 | 0 | 0 | 1.0000 | 5 | 1.0000 |    |  | 20,000.00 | 1.000  | AC     | 1.000 | 20,000.00 | 20000 | 0 |
| FRST I                        | 6110 | RA-30 | 0 | 0 | 1.0000 | 5 | 1.0000 |    |  | 1,150.00  | 14.740 | AC     | 1.000 | 1,150.00  | 16951 | 0 |
| FRST I                        | 6510 | RA-30 | 0 | 0 | 1.0000 | 5 | 1.0000 |    |  | 260.00    | 1.000  | AC     | 1.000 | 260.00    | 260   | 0 |
| WASTE LAND                    | 6610 | RA-30 | 0 | 0 | 1.0000 | 5 | 1.0000 |    |  | 40.00     | 1.600  | AC     | 1.000 | 40.00     | 64    | 0 |
| <b>TOTAL PRESENT USE DATA</b> |      |       |   |   |        |   |        |    |  |           |        | 18.340 |       | 37,280    |       |   |