

WRIGHT, TONYA DENISE 2724 LINCOLNTON HWY CHERRYVILLE, NC 28021-0000 1 CONVENTIONAL	Legal Desc 12 020 017 00 000	Phys. Addr. 2724 LINCOLNTON HWY CHERRYVILLE NC 28021	Nbhd Name 1A061 Southeastern Cherr... Alt Pin 3600595690
		Plat Bk/Pg Mapped Acres 25.57 Flags	Use Code 1120 Res Multiple Homes District 320 CROUSE FD Zoning R-40 RURAL RESIDENTIAL

Permit Number	Date	Amount	Type	Book	Page	Sales Type	Vac/Imp	Date of Sale	VC	Sales Price
				4456	0754	WD	N	3/31/2009	N C	0.00
				4456	0754	WD	N	3/31/2009	N C	0.00
				1857	0262	WD	N	6/1/1987	N U	0.00

Total Acres 25.57		Land Computation										Total Value 133,655		Dwelling Cost Ladder	
Type	Code	Qty	Land Rate	Inc/Dec Fac	Adj-1	Adj-2	Adj-3	Adj-4	Adj-5	Adj-6	Total Adj	Total Adj Rate	Value	Base Value	Cost
AC	RB	1.00	15,000.00	1.1700	0.00	0.00	0.00	0.00	0.00	0.00	10000.00	1,750,000.00	17,500	\$220,884	100
AC	RL	24.57	4,800.00	0.9800	0.00	0.00	0.00	0.00	0.00	0.00	10000.00	472,752.00	116,155	\$100	100

Sec/Level Code	Description	PCT	Units	Rate	Type	St Adj	Size Adj	Hght Adj	Cost	Property Characteristics					
0	R1 Base Living Area	100	1,556	143.00		1.0000	0.9927		220,884	Story Height 1.00					
0	100 Central Heat/AC	100	1,556	0.00		1.0000	0.9927		0	Style ST09 Conventional					
0	400 Perim. Footing	100	1,556	0.00		1.0000	0.9927		0	Life 123					
0	201 Vinyl/PVC	100	1,556	0.00		1.0000	0.9927		0	Act Yr Built 1900					
0	FB Full Bath	100	1	(4,500.00)		1.0000	1.0000		(4,500)	Eff Yr Built					
0	FO Fireplace Opening	100	1	3,200.00		1.0000	1.0000		3,200	Full Bath 1.00					
0	FS Fireplace Stack	100	1	3,200.00		1.0000	1.0000		3,200	Half Bath 0.00					
0	500 Average for Quality	100	1,556	0.00		1.0000	0.9927		0	Extra Fix 0.00					
0	3 Gable	100	1,556	0.00		1.0000	0.9927		0	Bedroom 3.00					
0	R11 Covered Porch	100	128	41.55		1.0000	1.0000		5,318	Tot. Room 6.00					
0	R12 Enclosed Frame Porch	100	84	69.60		1.0000	1.0000		5,846	1st Floor 1,556					
0	R33 Concrete Patio	100	304	7.60		1.0000	0.9600		2,218	Upper Floor 0					
0	R16 Wood Deck	100	256	24.95		1.0000	0.9800		6,259	Lower Level 0					
0/	605 Modern Metal	100	1,556	5.05		1.0000	0.9927		7,801	Total Area 1,556					
Subtotal															

Miscellaneous Improvements																
Code	Descrip.	W * L	Units	Rate	Size Adj	Yr Built	Eff Yr	QG	Dep	%	Fun	Eco	Value	Comp %	Ident	Total Value
RC3	Metal Carshed	24*20	480	5.80	100	2010	2010	C	Average	50			1,392			1,392
RC3	Metal Carshed	24*20	480	5.80	100	2015	2015	C	Average	50			1,392			1,392
RD2	Paved Drive (Atypical)		1	14,500.00	100	2015	2015	C	Average	50			7,250			7,250
AB5	Barn (With Loft)	106*48	5,088	21.55	90	1975	1975	C	Average	75			24,670			24,670
AP1	Pole Barn (Open)	40*14	560	9.45	90	2000	2000	C	Average	75	0.00	0.00	1,191		1	1,191

Notes

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Land Computation										Dwelling Cost Ladder		Cost
										Base Value	\$220,884	
										Cost Factor	100	
										Design Factor	100	
										Base Factor Sbtl.	\$220,884	
										Adjustments	\$9,701	
										Additions	\$19,641	
										Grade	C 1.00 \$0	
										Replacement Cost New	\$250,226	
										Condition	Good	
										CDU Adjustment	35.00 (\$87,579)	
										Functional Adj	0 \$0	
										Economical Adj	0 \$0	
										RCNLD	\$162,647	
										Num of Iden.	1	
										Outbuilding	\$43,635	
										RCNLD w/o Outbldg	\$206,282	
										NH Factor	1.20	
										Total Value	\$247,540	
										Land Value	\$133,660	
										Imp. Value	\$315,340	
										Prior Value	\$449,000	
										Prorate PCT.		
										Prorate Value		
										Appraisal Date		
										Appraised By		
										Finished Area	2,186	
										Appraised Value sqft.	\$205.40	
										Appraised Value	\$449,000	

Miscellaneous Improvements														Value	Comp %	Ident	Total Value
Code	Descrip.	W * L	Units	Rate	Size Adj	Yr Built	Eff Yr	QG	Dep	%	Fun	Eco					
RA1	Open Porch	10*15	150	41.55	100	1985	1985	D	Fair	70			1,458			1,458	
RG9	Frame Shop	32*12	384	40.90	100	1985	1985	C	Average	60			6,282			6,282	

Notes

WRIGHT, TONYA DENISE 2724 LINCOLNTON HWY CHERRYVILLE, NC 28021-0000 115 CABIN	Legal Desc 12 020 017 00 000	Phys. Addr. 2724 LINCOLNTON HWY CHERRYVILLE NC 28021 Plat Bk/Pg Mapped Acres 25.57 Flags	Nbhd Name 1A061 Southeastern Cherr... Alt Pin 3600595690 Use Code 1120 Res Multiple Homes District 320 CROUSE FD Zoning R-40 RURAL RESIDENTIAL
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Total Acres 25.57 **Land Computation** **Total Value** 133,655

Dwelling Cost Ladder		Cost
Base Value		\$123,603
Cost Factor		100
Design Factor		100
Base Factor Sbtl.		\$123,603
Adjustments		(\$9,773)
Additions		\$10,357
Grade	D- 0.70	(\$37,256)
Replacement Cost New		\$86,931
Condition		Good
CDU Adjustment	35.00	(\$30,426)
Functional Adj		0 \$0
Economical Adj		0 \$0
RCNLD		\$56,505
Num of Iden.		1
Outbuilding		\$0
RCNLD w/o Outbldg		\$56,505
NH Factor		1.20
Total Value		\$67,810

Sec/Level Code	Description	PCT	Units	Rate	Type	St Adj	Size Adj	Hght Adj	Cost	Property Characteristics	
0	R1 Base Living Area	100	630	143.00		1.0000	1.3720		123,603	Story Height	1.00
0	100 Central Heat/AC	100	630	0.00		1.0000	1.3720		0	Style	ST03 Cabin
0	402 Continuous Slab	100	630	(6.10)		1.0000	1.3720		(5,273)	Life	83
0	201 Vinyl/PVC	100	630	0.00		1.0000	1.3720		0	Act Yr Built	1940
0	FB Full Bath	100	1	(4,500.00)		1.0000	1.0000		(4,500)	Eff Yr Built	
0	500 Average for Quality	100	630	0.00		1.0000	1.3720		0	Full Bath	1.00
0	3 Gable	100	630	0.00		1.0000	1.3720		0	Half Bath	0.00
0	600 Comp/Asphalt/Fiberglass	100	630	0.00		1.0000	1.3720		0	Extra Fix	0.00
0	R11 Covered Porch	100	140	41.55		1.0000	1.0000		5,817	Bedroom	1.00
0	R32 Canopy	100	264	17.55		1.0000	0.9800		4,540	Tot. Room	4.00
Subtotal									124,187	1st Floor	630
										Upper Floor	0
										Lower Level	0
										Total Area	630

Miscellaneous Improvements

Notes

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2724 LINCOLNTON HWY
CHERRYVILLE, NC 28021-0000
115 CABIN

Legal Desc
12 020 017 00 000

Phys. Addr. 2724 LINCOLNTON HWY
CHERRYVILLE NC 28021

Plat Bk/Pg
Mapped Acres 25.57
Flags

Nbhd Name 1A061 Southeastern
Cherryville 1A **Alt Pin** 3600595690

Use Code 1120 Res Multiple Homes
District 320 CROUSE FD

IMPROVEMENT DATA

