

IREDELL COUNTY

9/24/2019 10:42:28 AM

GODFREY LUMBER CO

1841 AMITY HILL RD
77378971

Return/Appeal Notes:

Parcel: 4743-16-0725 . 000

PLAT: / UNIQ ID 478721

ID NO: 0206F00000D027

Reval Year: 2019 Tax Year: 2019

B & F FIRE (100), COUNTY (100)
SR 2342

CARD NO. 1 of 1

0.940 AC

SRC=

Appraised by 41 on 01/01/2019 01022 SHELTON AVE COMMERCIAL

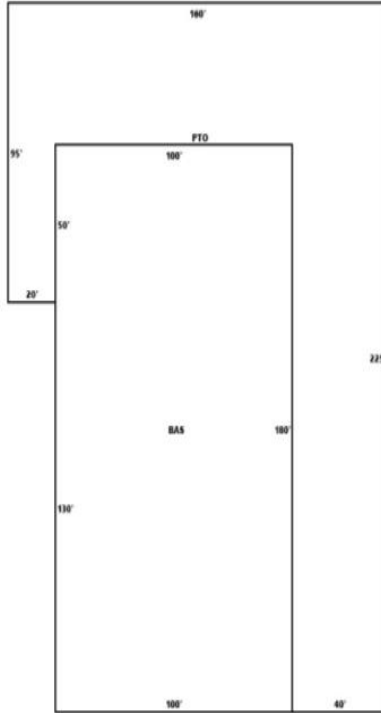
TW-01

CI-00 FR-50 EX-

AT-

LAST ACTION 20190410

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE								
Foundation - 4										EOBS	Economic Obsolescence	0.50000	CREDENCE TO MARKET								
Spread Footing	8.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.14000										
Sub Floor System - 2		49	06	19,540	75	26.25	512925	2015	2015	% GOOD		36.0	DEPR. BUILDING VALUE - CARD	184,650							
Slab on Grade	8.00	TYPE: PREFAB WAREHOUSE												DEPR. OB/XF VALUE - CARD	0						
Exterior Walls - 24		WAREHOUSE/INDUSTRIAL												MARKET LAND VALUE - CARD	28,200						
Prefab Metal	20.00	STYLE: 1 - 1.0 Story												TOTAL MARKET VALUE - CARD	212,850						
Roofing Structure - 10														TOTAL APPRAISED VALUE - CARD	212,850						
Steel Frame or Truss	18.00													TOTAL APPRAISED VALUE - PARCEL	212,850						
Roofing Cover - 12														TOTAL PRESENT USE VALUE - PARCEL	0						
Prefinished Metal	8.00													TOTAL VALUE DEFERRED - PARCEL	0						
Interior Wall Construction - 1														TOTAL TAXABLE VALUE - PARCEL	212,850						
Masonry or Minimum	5.00													PRIOR							
Interior Floor Cover - 03														BUILDING VALUE	234,480						
Finished Concrete	2.00													OBXF VALUE	0						
Heating Fuel - 01														LAND VALUE	28,200						
None	0.00													PRESENT USE VALUE	0						
Heating Type - 01														DEFERRED VALUE	0						
None	0.00													TOTAL VALUE	262,680						
Air Conditioning Type - 01														PERMIT							
None	0.00													CODE	DATE	NOTE	NUMBER	AMOUNT			
Commercial Heat & Air - 1														ROUT: WTRSHD:							
None	0.00													SALES DATA							
Structural Frame - 06														OFF. RECORD	DATE	DEED		INDICATE			
Steel	15.00													BOOK	PAGE	MOYR	TYPE	Q/UV/I	SALES PRICE		
Ceiling & Insulation - 11														00998	0013	9	1996	WD	X	V	0
No Ceiling - Roof and Wall Insulated	3.00													00539	0562	6	1973	WD	X	V	0
Half-Bathrooms														BUILDING AREA 18,000							
BAS - 0 FUS - 0 LL - 0														NOTES							
Plumbing Fixtures														4 OB NV//ZON CHG HI TO H115 '10,NCV							
4.00	2.000																				
Office																					
BAS - 0 FUS - 0 LL - 0	0																				
TOTAL POINT VALUE	89.000																				
BUILDING ADJUSTMENTS																					
Market/Design	2	FACTOR 2	1.0000																		
Non-Std Wall Height	18	Non-Std Wall Height	1.0800																		
Quality	1	MINIMUM	0.7500																		
Size	Size	Size	1.0400																		
TOTAL ADJUSTMENT FACTOR	0.840																				
TOTAL QUALITY INDEX	75																				
SUBAREA																					
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
BAS	18,000	100	472500																		
PTO	15,400	010	40425																		
FIREPLACE	1 - None		0																		
SUBAREA TOTALS	33,400		512,925																		
BUILDING DIMENSIONS BAS=E100N180W100S50S130Area:18000;PTO=W20N95E160S225W40N180W100S50Area:15400;TotalArea:33400																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	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	H115	100	409	1.0000	0	0.7500	RP TOPO		40,000.00	0.940	AC	0.750	30,000.00	28200		0				
TOTAL MARKET LAND DATA												0.940					28,200				
TOTAL PRESENT USE DATA																					



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