

CABARRUS COUNTY, NC

DREAM ACRES LLC
 5650 MIAMI CHURCH RD CONCORD NC 28025
 133883

Return/Appeal Notes: **Parcel: 5558 74 0180 0000**
 PLAT: 00000/00000 UNIQ ID 25852
 ID NO: 09 007 0015.00 0000

ALLEN FIRE TAX (100), COUNTY TAX (100)
 CARD NO. 1 of 1
 101.3680 AC
 TW-09 CI-00 FR-04 EX- AT- LAST ACTION 20240819

Reval Year: 2024 Tax Year: 2025 TR 1 DREAM ACRES LLC
 Appraised by RA on 08/16/2024 16001 MIAMI CHURCH RD
 SRC= Estimated

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE					
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO							
BUILDING ADJUSTMENTS		01	00							% GOOD							
TOTAL ADJUSTMENT FACTOR		TYPE: SINGLE FAMILY RESIDENTIAL										DEPR. BUILDING VALUE - CARD			0		
TOTAL QUALITY INDEX		STYLE:										DEPR. OB/XF VALUE - CARD			0		
													MARKET LAND VALUE - CARD		1,675,610		
													TOTAL MARKET VALUE - CARD		1,675,610		
													TOTAL APPRAISED VALUE - CARD		1,675,610		
													TOTAL APPRAISED VALUE - PARCEL		1,675,610		
													TOTAL PRESENT USE VALUE - PARCEL		0		
													TOTAL VALUE DEFERRED - PARCEL		0		
													TOTAL TAXABLE VALUE - PARCEL \$		1,675,610		
													PRIOR				
													BUILDING VALUE		0		
													OBXF VALUE		0		
													LAND VALUE		0		
													PRESENT USE VALUE		0		
													DEFERRED VALUE		0		
													TOTAL VALUE		0		
													PERMIT				
		CODE	DATE	NOTE	NUMBER	AMOUNT											
ROUT: WTRSHD:													SALES DATA				
OFF. RECORD		DATE		DEED TYPE		INDICATE SALES PRICE											
BOOK	PAGE	MO	YR	Q	U	V	I										
16483	0124	5	2023	CM	P	V					1340500						
796	0361	6	1991	WD	U	V					150000						
HEATED AREA																	
NOTES																	
FOR SALE - 2019 - ASKING \$3,522,324 FOR THIS PARCE																	
LAND PIN# 5558-31-9615-0000																	

SUBAREA		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
TOTAL OB/XF VALUE		0																
FIREPLACE																		
SUBAREA TOTALS																		

BUILDING DIMENSIONS																						
LAND INFORMATION																						
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
RURAL AC	0120	AO	547		0.9460	4	0.9200	-08	+00	+00	+00	+00	RP	19,000.00	101.368	AC	0.870	16,530.00	1675613			
TOTAL MARKET LAND DATA															101.368				1,675,610			
TOTAL PRESENT USE DATA																						