

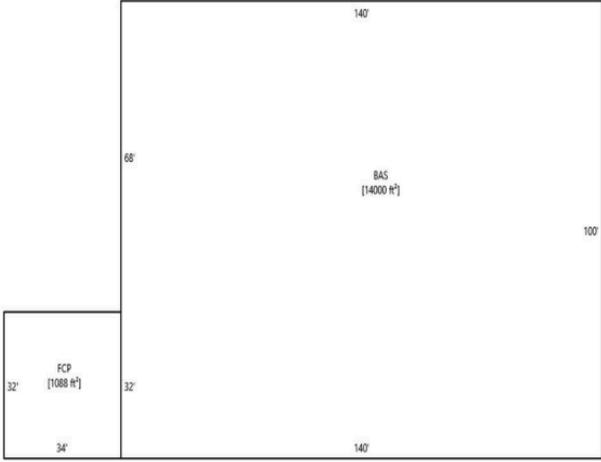
WESTSIDE CHURCH OF THE NAZARENE
4700 ISENHOUR RD KANNAPOLIS NC 28081
7341100

Return/Appeal Notes: Parcel: 5603 43 7764 0000
PLAT: 00000/00000
ID NO: 04 049 0008.20 0000

Reval Year: 2024 Tax Year: 2026 COUNTY TAX (100), KANNAPOLIS CITY TAX (100)
Appraised by LR on 08/29/2022 12003 NORTHWEST CABARRUS SCHOOL

CARD NO. 1 of 1
8.1600 AC
TW-04 CI-04 FR-00 EX-1 SRC= Estimated AT- LAST ACTION 20231023

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE									
Foundation - 4	Spread Footing	USE	MOD	Area	Eff. QVAL	BASE RATE	RCN	EYB	AYB	Standard	0.27000	CRECENCE TO	MARKET						
6.00	6.00	71	04	14,326	86	133.30	1909656	2008	2008	% GOOD	73.0	DEPR. BUILDING VALUE - CARD	1,394,050						
Sub Floor System - 2	5.00	TYPE: CHURCH OFFICE CONSTRUCTION										DEPR. OB/XF VALUE - CARD	72,980						
Slab on Grade- Residential/Commercial	12.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	316,160						
Exterior Walls - 24 Modular Metal	10.00											TOTAL MARKET VALUE - CARD	1,783,190						
Roofing Structure - 10 Steel Frame or Truss	5.00											TOTAL APPRAISED VALUE - CARD	1,783,190						
Roofing Cover - 12 Metal	22.00											TOTAL APPRAISED VALUE - PARCEL	1,783,190						
Interior Wall Construction - 5 Drywall/Sheetrock	0.00											TOTAL PRESENT USE VALUE - PARCEL	0						
Interior Floor Cover - 11 Ceramic Clay Tile	10.00											TOTAL VALUE DEFERRED - PARCEL	0						
Interior Floor Cover - 14 Carpet	0.00											TOTAL TAXABLE VALUE - PARCEL \$	1,783,190						
Heating Fuel - 04 Electric	1.00											PRIOR							
Heating Type - 10 Heat Pump	5.00											BUILDING VALUE	1,337,250						
Air Conditioning Type - 03 Central	6.00											OBXF VALUE	45,290						
Commercial Heat & Air - 2 Packaged Units	0.00											LAND VALUE	259,950						
Structural Frame - 06 Steel	9.00											PRESENT USE VALUE	0						
Ceiling & Insulation - 11 No Ceiling - Roof and Wall Insulated	2.00											DEFERRED VALUE	0						
Average Rooms Per Floor - 10	0.00											TOTAL VALUE	1,642,490						
Average Rooms Per Floor	0.00											PERMIT							
Floor Number - 01	0.00											CODE	DATE	NOTE	NUMBER	AMOUNT			
Half-Bathrooms	0.00											ROUT: WTRSHD:							
BAS - 0 FUS - 0 LL - 0	0.00											SALES DATA							
Plumbing Fixtures	2.000											OFF. RECORD	DATE	DEED	TYPE	Q/UV/I	INDICATE SALES PRICE		
Office	0.00											BOOK	PAGE	MOYR					
BAS - 0 FUS - 0 LL - 0	0.00											1385	0269	3	1995	WD	Q	V	64000
TOTAL POINT VALUE	95.000											549	0301	8	1982	WD	Q	V	15000
BUILDING ADJUSTMENTS												533	0028	5	1981	WD	Q	V	15000
Quality	2	Below Average	0.9000											BUILDING AREA 14,000					
Shape/Design	4	MF4	1.0400											NOTES					
Size	Size	Size	0.9700											PMT 55863 8/05 PICN SHLTR					
TOTAL ADJUSTMENT FACTOR	0.910											PMT 67442 2/08 CHURCH							
TOTAL QUALITY INDEX	86											PMT 00039 10/08 UPFIT							
												PMT R-07-003 NEW CONTS							



Click on image to enlarge

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			
BAS	14,000	100	1866200	SHF	D	DRIVE CON	40	70	2,800	4.20	100	1	0.80	2006	2006	S5	50	11306			
FCP	1,088	030	43456	09D	C	SHELTER	0	0	28,102	4.50	100	1	0.80	2006	2006	S5	30	11088			
FCP	1,088	030	43456	09D	C	DRIVE ASP	0	0	28,102	4.50	100	1	0.80	2007	2007	S5	50	50584			
FIREPLACE 1 - None																					
TOTAL OB/XF VALUE 72,978																					
SUBAREA TOTALS		15,088	1,909,656																		
BUILDING DIMENSIONS BAS=W140S68S32E140N100Area:14000;FCP=W34S32E34N32Area:1088;TotalArea:15088																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT 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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
SFR	0100	AG	516	0	1.1960	8	0.7200	+00 -28 +00 +00 +00			PW	45,000.00	8.160	AC	0.861	38,745.00	316159		0		
TOTAL MARKET LAND DATA												8.160							316,160		
TOTAL PRESENT USE DATA																					