

LACKEY JENNIFER

7280 NC HWY 141  
33700

COUNTY TAX (100), FIRE DIST 80 VALLEYTOWN FD (100), SOLID WASTE FEE (2)  
FR LACKEY 743/118 1288/372

Reval Year: 2020 Tax Year: 2022

Appraised by 18 on 10/12/2020 77004 VALLEYTOWN RURAL SOUTH

Return/Appeal Notes:

Parcel: 5535-00-00-3982-000

PLAT: 00000/0000 UNIQ ID 46270

D605-9 ID NO: 77010027R 0179

CARD NO. 1 of 1

0.8100 AC

SRC=

TW-77

CI-00

FR-EX-

AT-

LAST ACTION 20210507

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE										
ITEM	QTY	USE	MOD	Area	QUAL	BASE RATE	RCN	EYB	AYB	FOBS	Functional Obsolescence	0.10000	CREDENCE TO MARKET								
Foundation - 3 Continuous Footing	4.00	62	05	2,006	101	77.27	155003	1975	1968	Standard	0.60000		DEPR. BUILDING VALUE - CARD 46,500								
Sub Floor System - 2 Slab on Grade	5.00	% GOOD 30.0											DEPR. OB/XF VALUE - CARD 0								
Exterior Walls - 11 Concrete Block	0.00	TYPE: Duplex/Triplex Apartments											DEPR. OB/XF VALUE - CARD 81,410								
Exterior Walls - 09 Wood on Sheath	25.00	STYLE: 3 - 2.0 Stories											MARKET LAND VALUE - CARD 127,910								
Roofing Structure - 07 Wood Truss	8.00												TOTAL MARKET VALUE - CARD 127,910								
Roofing Cover - 03 Asp/Comp Shingle	3.00												TOTAL APPRAISED VALUE - CARD 127,910								
Interior Wall Construction - 4 Plywood Panel	18.00												TOTAL APPRAISED VALUE - PARCEL 127,910								
Interior Floor Cover - 14 Carpet	0.00												TOTAL PRESENT USE VALUE - PARCEL 0								
Interior Floor Cover - 08 Sheet vinyl	5.00												TOTAL VALUE DEFERRED - PARCEL 0								
Heating Fuel - 04 Electric	2.00												TOTAL TAXABLE VALUE - PARCEL 127,910								
Heating Type - 03 Air-not ducted	2.00												PRIOR								
Air Conditioning Type - 02 Wall Unit	2.00												BUILDING VALUE 43,600								
Structural Frame - 04 Masonry	4.00												OBXF VALUE 0								
Ceiling & Insulation - 07 Not suspended - Ceiling & Wall	4.00												LAND VALUE 12,640								
Half-Bathrooms BAS - 0 FUS - 0 LL - 0													PRESENT USE VALUE 0								
Plumbing Fixtures	12.00												DEFERRED VALUE 0								
TOTAL POINT VALUE	92.000												TOTAL VALUE 56,240								
BUILDING ADJUSTMENTS													PERMIT								
Quality	3	Average	1.0000												CODE	DATE	NOTE	NUMBER	AMOUNT		
Shape/Design	2	Rectangle	1.0000												ROUT: 3.000WTRSHD:						
Size	2	Size	1.0000												SALES DATA						
Market Factor	3	MARKET FACTOR	1.0000												OFF. RECORD	DATE	DEED TYPE	Q/U/V/I	INDICATE SALES PRICE		
TOTAL ADJUSTMENT FACTOR	1.100												014080349	3	2011	WD*	U	I	70000		
TOTAL QUALITY INDEX	101												012880372	6	2007	WD*	X	I	74000		
SUBAREA													007430118	9	1995	WD*	X	I	0		
TYPE	GS AREA	%	RPL CS												060600220	3	1990	WD*	X	I	29000
BAS	672	100	51925												HEATED AREA 2,208						
FUS	672	090	46748												NOTES						
SFB	864	080	53394												CORRECTED TO APT COMMERCIAL IN SFB/APARTMENT IN F						
WDD	192	020	2936												U SIF/S/LEASE COMM/RES/REAL TY OF MURPHY! UNOCCUP IED						
FIREPLACE	1 - None	0																			
SUBAREA TOTALS		2,400	155,003																		
BUILDING DIMENSIONS SFB=W25BAS=N12W26S36E15N24E11\$W11S24E36N24\$PTR=N65FUS=W26S3WDD=W8S24E8N24\$S33E15N24E11N12\$S65\$.																					
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		
MULTI-FAM	0500		289	124	2.6860	4	0.2500	+00 +00 -75 +00 +00			RP	150,000.00	0.810	AC	0.670	100,500.00	81405				
TOTAL MARKET LAND DATA												0.810					81,410				
TOTAL PRESENT USE DATA																					