

POWERS BRENDA KAY
 310 S CLINTON AVE DUNN NC 28334
 1400021156

Returned: 1031537
 PLAT: / UNIQ ID 227048
 BRENDA POWERS REAL ESTATE ID NO: 1516-66-1173.000

Parcel ID: 02151611120002-
 SPLIT FROM ID

AVERASBORO SCHOOL TAX (100), DUNN CITY TAX (100),
 DUNN STORMWATER FEE (120), DUNN/AVERASBORO
 FIRE TAX (100), HARNETT COUNTY TAX (100), SOLID
 WASTE FEE (1)

Reval Year: 2022 Tax Year: 2024
 Appraised By 00 on 01/01/2022 00205 SOUTH COMMERCIAL AREA

1 LOT 310 S CLINTON AVE 75X140

CARD NO. 1 of 1
 1.0000 LT
 TW-02 CI-05 FR-

0.2400 AC

SRC= Owner
 AT- LAST ACTION 20220221

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
57	Converted/Residence/Comm	07	COMMERCIAL	1 - 1.0 Story	2,309	1934	1934

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	100,819
DEPR. OB/XF VALUE - CARD	3,690
MARKET LAND VALUE - CARD	22,480
TOTAL MARKET VALUE - CARD	126,989

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				2.000	
Bedrooms				4.000	
Foundation	3	Continuous Footing			0.00
Sub Floor System	5	Wood			0.00
Exterior Walls	21	Face Brick			2.20
Roofing Structure	03	Gable			
Roofing Cover	12	Metal			0.00
Interior Wall Construction	5	Drywall/Sheetrock			0.00
Interior Floor Cover	14	Carpet			0.00
Interior Floor Cover	08	Sheet Vinyl			0.00
Heating Fuel	08	GAS (COMMERCIAL)			0.00
Heating Type	14	FORCED AIR-DUCTED (COMMERCIAL)			3.30
Air Conditioning Type	08	CENTRAL (COMMERCIAL)			5.75
Structural Frame	02	Wood Frame			0.00
Ceiling & Insulation	07	Not Suspended - Ceiling and Wall Insulated			0.00

TOTAL APPRAISED VALUE - CARD	126,989
TOTAL APPRAISED VALUE - PARCEL	126,989
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	126,989

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	88,950	CODE	DATE	NO.
OBXF VALUE	1,000			
LAND VALUE	15,750			
PRESENT USE VALUE	0			
DEFERRED VALUE	0	ROUT: WTRSHD:		
TOTAL VALUE	105,700			

SALES DATA						
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02079 0412	5	2005	WD	Q	I	40,000
02077 0959	5	2005	WD	E	I	30,500
0094E 0524	11	1994	WL	X	I	0
0092E 0132	7	1991	WL	X	I	0

ATTACHMENTS				
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS
CAN	70	11.60	1.0200	828
CONV RES	2,127	103.50	1.1100	240980
WDD	112	16.70	1.0000	1870

DEPRECIATION		NB FACTOR
NORM	0.43000	0.65000

BUILDING AREA 2,127

NOTES
 REMODELED FOR 06

FIREPLA 3 - 1 Story
CE Single 3,700

BUILDING ADJUSTMENTS
GRADE C+

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
03	CARPORT		24	24	576	6.00	100.00	-	0.90	1979	1979	S3		35	1089
10	CON PAVING		0	0	1,856	3.50	0.00	-	0.00	2005	2005	C15		40	2598

TOTAL OB/XF VALUE

3687

BLDG DIMENSIONS CONV RES=N8E16S8E37S16W11S19W10S6W4S1W7N7W29N35E8Area:2127;WDD=W7N16E7S16Area:112;CAN=S6E11N7W4S1W7Area:70;TotalArea:2309

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
Commercial Building Site	CB	C-3			1.0000	0	1.0000			2.15	10454.000	SF	1.000	2.15	22476	0	

TOTAL MARKET LAND DATA

22476

TOTAL PRESENT USE DATA

02151611120002- (7703070) Group:0

4/25/2024 12:04:24 PM.

