FRI, JUN 12, 2009, 11:42 AM

SUMMERVILLE JOEL C & VANESSA
488 GREENBAY RD
000077372946
IREDELL COUNTY 2007 REVAL C FR02 SW(1)
#97 S-10 DUKE PB 15-11-21
APPRAISED BY 22 ON 01/01/2007 17228 HWY 150 W

1972

4637 06 3497.000
MAP BL PIN COND CC L H
ID NO: 1702L06000A097
CARD NO. 1 OF 1
1.00LT 1.000LT
TW-17 C-00 EX- AT- LAST ACTION 20050526

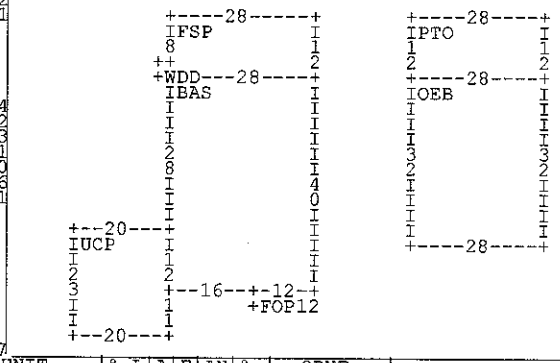
CONSTRUCTION DETAIL

FOUND *	3	CONT FOOTING	*	5								
SUBFLR*	4	PLYWOOD	*	80								
EX WL1*	10	ALUM,VINYL	*	30								
RF STR*	03	GABLE	*	7								
RF CVR*	03	COMP SHINGLE	*	3								
INT W1*	4	PLYWOOD PANEL*		18								
INT W2*	5	DRYWALL/SHEET*										
FLOOR1*	07	VINYL TILE	*	6								
FLOOR2*	14	CARPET	*									
FUEL *	04	ELECTRIC	*									
HEAT *	10	HEAT PUMP	*	5								
AC *	03	CENTRAL	*	4								
BEDRMS*		BAS-4FUS-0LL- 0	*									
BATHS *		BAS-2FUS-0LL- 0	*	13								
QUAL	DESIGN*	QUAL*	SIZE *	99								
AVERAGE	1.06	1.00	1.06=*	1.12								
TOTAL QUALITY INDEX			*	111								

MARKET VALUE 1919

U	M	EFF AR	IN	EFF B	REPL CST	E	NRM	E	F	% CD
80	01	1,849	11	77 70	143,667	78	2900000			7100

SINGLE FAMILY RESIDENTIAL - SFR CONSTRUCTION
SCALE 1/295 STORIES 05 RANCH W/BAS



TYP	GS AREA	PCT	RPL	CS
BAS	1,120	100	87,024	
FSP	336	040	10,412	
WDD	16	020	233	
UCP	460	015	5,361	
FOP	36	035	1,010	
OEB	896	055	38,306	
PTO	336	005	1,321	

FIREPL 1 NONE
3,200 143,667

CREDENCE TO	MARKET
DEPR BLDG VALUE	102,000
DEPR OBXF VALUE	6,990
LAND VAL - MKT	315,000
MKT VAL - CARD	423,990
REGR VAL - CARD	
INC VAL - CARD	
APPR VAL - CARD	423,990
APPR VAL - PARCEL	423,990

PRIOR	PERMIT	INFO
180,000	A 072001	2200
101,570	A 101994	5000
281,570		

SALES DATA

DEED BK	DEED PG	DT M	DT Y	TYP	Q V	SALE PRICE
0920	1788	06	94	CV*	XI	136,000
0801	0073	03	90	WD*	XI	1
0609	0399	06	77	WD*	XI	8,000

NOTES
2 BATH 2 BEDROOMS & 50 YRS OLD PER PHONE CALL ADDN,CPT,HP,VIN SID,RF'95 WDD'02 PAVING'05

CD	DESC	LN	WD	UNITS	UNIT PRICE	% OB	LY	EY	AN DP	% C	OBXF DEPR VAL
67	PIERS	16	6	96.00	16.00	100	1974	93	05	030	461
24	SHED	11	16	176.00	6.00	100	1976	93	05	030	317
67	PIERS	10	18	180.00	16.00	100	1974	93	05	030	864
C2	WALKWAY	20	4	80.00	14.50	100	1974	93	05	030	348
68	DOCKS	12	14	168.00	19.00	100	1974	93	05	030	958
10	CON PAVING			1,260.00	2.60	100	1000	00	05	065	2,129
88	DECK	10	14	140.00	16.25	100	1001	01	05	070	1,553
10	CON PAVING			144.00	2.60	100	1040	40	05	085	318
				.	.					.	
TOTAL OB/XF VALUE											6,988

HTD AREA 2016

BUILDING DIMENSIONS
BAS=W28FSP=E28N12W28S8WDD=W4S4E4N4$S4$S28UCP=W20S23E20N23$S12E16FOP=S3E12N3W12$E12N40$PTR=E20OEB=S32E28N32PTO=N12W28S12E28$W28$W20$.

LAND USE	UCD	LOCAL ZONE	FRNT	DEP	SZ	L M	CF	OTHER ADJUST	LND UNIT PRICE	TOT LAND UNITS	U T	TL AD	ADJUST PRICE	LAND VALUE	LAND NOTES
SFR WATER	0122	RR			L		00	RP LOC	350,000.00	1.000	LT	.90	315,000.00	315,000	
					.	.	.		.	.	.	.	.	.	
TOTAL LAND DATA														315000	

1990 CE COWAN

463,40

JOHNSON

553,177

1994 JOEL SUMMERVILLE

356,521

1974 DAVIDSON

1968 FG DAVIDSON JR