HOUCHINS GAVIN M & CYNTHIA P
175 NORMANDY RD
00007433615
IREDELL COUNTY 2007 REVAL C FR02 SW(1)

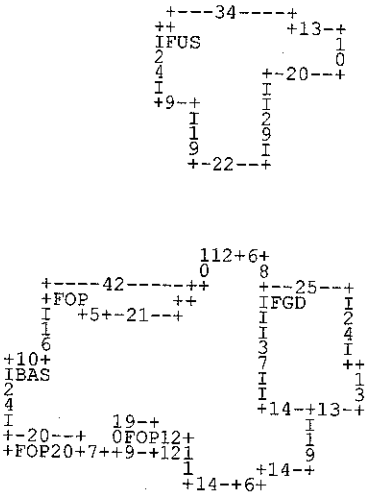
FRI, JUN 12, 2009, 11:42 AM
4638 63 4854.000
MAP BL PIN COND CC L H
ID NO: 1702P04000A209
CARD NO. 1 OF 1

L47 LAKE NORMAN AIRPARK PH 6 PB25-101 1.42AC 1.420AC SRC= 5EST
APPRAISED BY 22 ON 10/11/2007 17204 LAKE NORMAN AIRPARK TW-17 C- EX- AT- LAST ACTION 20080102

CONSTRUCTION DETAIL — MARKET VALUE 2020

FOUND * 3	CONT FOOTING *	5	U	M	EFF AR	IN	EFF B	REPL CST	E	A	NRM	E	F
SUBFLR* 4	PLYWOOD *	80	01		5,431	28	89.60	488,103	05	05	02000000		
EX WL1* 21	FACE BRICK *	35											
RF STR* 06	IRREG/CATH *	15											
RF CVR* 10	COMP SHNG HVY*	5											
INT WL* 5	DRYWALL/SHEET*	26											
INT W2* 6	CUSTOM *												
FLOOR1* 12	HARDWOOD *	10											
FLOOR2* 14	CARPET *												
FUEL * 03	GAS *												
HEAT * 04	AIR-DUCTED *	5											
AC * 03	CENTRAL *	4											
BEDRMS*	BAS-1FUS-3LL- 0 *												
BATHS *	BAS-1FUS-2LL- 0 *	16											
QUAL DESIGN*QUAL*SIZE *		127											
ABOVE A 1.06 1.10 87=*		1.01											
TOTAL QUALITY INDEX *		128											

SINGLE FAMILY RESIDENTIAL - SFR CONSTRUCTION
SCALE 1/424 STORIES 02 1.5 STORIES



TYP	GS AREA	PCT	RPL CS
BAS	3,472	100	311,091
FOP	452	035	14,157
FGD	951	045	38,349
FUS	1,526	090	123,021

FIREPL 2 PREFAB $1485
6,401 488,103

CREDENCE TO	MARKET
DEPR BLDG VALUE	478,340
DEPR OBXF VALUE	31,990
LAND VAL - MKT	161,500
MKT VAL - CARD	671,830
REGR VAL - CARD	
INC VAL - CARD	
APPR VAL - CARD	671,830
APPR VAL - PARCEL	671,830

PRIOR PERMIT INFO
126,000
464,210
590,210

SALES DATA

DEED BK	DEED PG	DT M	DT Y	TYP	Q	V	SALE PRICE
1566	0871	07	04	WD*	QV		115,000
0955	0054	07	95	DS*	QV		67,500
0799	0978	02	90	WD*	XV		

NOTES
FR 2P-A-14A'96 CORR BY B
OARD'00 PN120814 HSE'06
IH'07,AA,BOER,REL'07.

CD	DESC	LN	WD	UNITS	UNIT PRICE	% OB	L	A Y	E Y	AN DP	% C	OBXF DEPR VAL
10	CON PAVING			1,335.00	2.60	100	L	05	05	05	090	3,124
07	POOL/CON			814.00	37.80	100	L	05	05	05	090	27,692
89	APRON			500.00	2.60	100	L	05	05	05	090	1,170

TOTAL OB/XF VALUE 31,986

HTD AREA 4998

BUILDING DIMENSIONS
BAS=W6N1W12S10W4S1FOP=W42S3E12S3E5S2E21N5E4N3$S3W4S5W21N2W5N3W12S16W10S24E1FOP=S4E20N4W20$E20S5E2S1E7N1E3FOP=E9N3E12N3W12N4W9S10$N10E9$4E12S14E14N1E6N1E14N19FGD=E13N13W2N24W25S37E14$W14N45$PTR=N25FUS=N29E20N10W13N8W34S4W4S24E9S19E22$S25$.

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	0100	R20			1.0000		85	RP SIZE	190,000.00	1.000	LT	.85	161,500.00	161,500	

TOTAL LAND DATA 161500