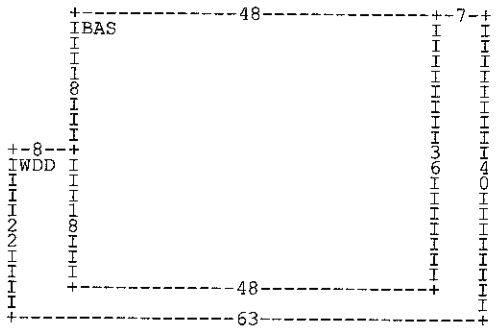
MCNEELY VELMA P & DONALD R
413 W CATAWBA AV
000044867000
IREDELL COUNTY 2007 REVAL C SC03 CI03 SW(1)
LOWRANCE (172X75)
APPRAISED BY 39 ON 06/13/2008 03005 WEST WILSON AVE

FRI, AUG 1, 2008, 3:00 AM
4657 82 8114.000
MAP BL PIN COND CC L H
ID NO: 0301J20000D003
CARD NO. 1 OF 1
1.00LT 1.000LT
TW-03 C-03 EX- AT- LAST ACTION 20080616

CONSTRUCTION DETAIL — MARKET VALUE 2020

FOUND * 3	CONT FOOTING *	5	U	M	EFF AR	IN	EFF B	REPL CST	E	A	NRM	E	F	% CD
SUBFLR* 4	PLYWOOD *	80	01		1,858	105	73.50	136,563	06	00	01	00	00	9900
EX WL1* 10	ALUM,VINYL *	30												
RF STR* 03	GABLE *	7												
RF CVR* 03	COMP SHINGLE *	3												
INT WL* 5	DRYWALL/SHEET*	20												
FLOOR1* 12	HARDWOOD *	10												
FLOOR2* 14	CARPET *													
FUEL * 04	ELECTRIC *													
HEAT * 10	HEAT PUMP *	5												
AC * 03	CENTRAL *	4												
BEDRMS*	BAS-3FUS-0LL- 0 *													
BATHS *	BAS-2FUS-0LL- 0 *	12												
QUAL	DESIGN*QUAL*SIZE *	104												
AVERAGE	1.04 1.00 .97=*	1.01												
TOTAL QUALITY INDEX	*	105												

SCALE 1/194 — SINGLE FAMILY RESIDENTIAL - SFR CONSTRUCTION — STORIES 01 1.0 STORIES



TYP	GS AREA	PCT	RPL CS
BAS	1,728	100	127,008
WDD	648	020	9,555

FIREPL 1 NONE 2,376 136,563

CREDENCE TO	MARKET
DEPR BLDG VALUE	135,200
DEPR OBXF VALUE	
LAND VAL - MKT	7,000
MKT VAL - CARD	142,200
REGR VAL - CARD	
INC VAL - CARD	
APPR VAL - CARD	142,200
APPR VAL - PARCEL	142,200

PRIOR
4,550
26,610
31,160

PERMIT INFO

SALES DATA

DEED BK	DEED PG	DT M	DT Y	TYP	Q V	SALE PRICE
1068	0450	03	98	TD*	XI	22,500
1068	0452	03	98	WD*	XI	15,000
0243	0021	06	53	WD*	XI	

NOTES
PN137893 8/06 HSE RAZED'0
6 NEW HSE 25%'07,100%'08

CD	DESC	LN	WD	UNITS	UNIT PRICE	% OB	L Y	A Y	E Y	AN DP	% C	OBXF DEPR VAL

TOTAL OB/XF VALUE

HTD AREA 1728

BUILDING DIMENSIONS
BAS=W48S18WDD=W8S22E63N40W7S36W48N18$S18E48N36$.

LAND USE	UCD	LOCAL ZONE	FRNT	DEP	SZ	L M	CF	OTHER ADJUST	LND UNIT PRICE	TOT LAND UNITS	UT	TL AD	ADJUST PRICE	LAND VALUE	LAND NOTES
SFR	0100	RMX	172	75	L0	00	00.70	0D WS	10,000.00	L000	LT	.70	7,000.00	7,000	

TOTAL LAND DATA 7000