FRI, JUN 12, 2009, 11:42 AM

DAVIS CHRISTOPHER
2180 STATESVILLE HW
000077439493
**IREDELL COUNTY 2007 REVAL** C FR02 SW(1) SC03
NC 115
APPRAISED BY 33 ON 01/01/2007 03010 NORTHWEST CODDLE CREEK TW-03 C-00 EX- AT- LAST ACTION 20070320

4658 83 9573.000
MAP BL PIN COND CC L H
ID NO: 0301M10000A002
CARD NO. 1 OF 1
79AC 0.790AC

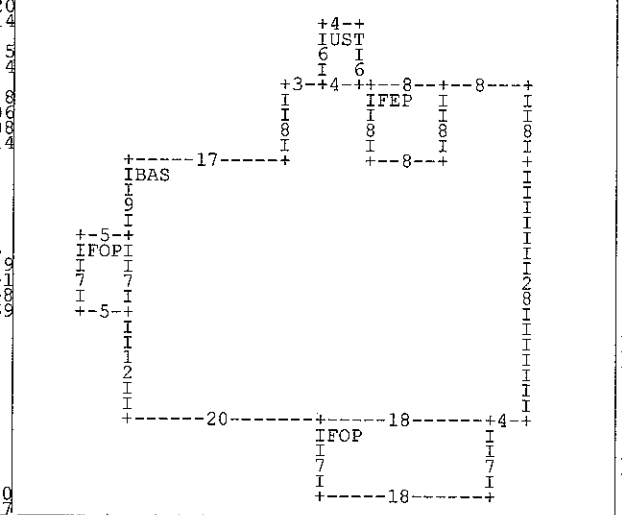
CONSTRUCTION DETAIL

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| FOUND | * 3 | CONT FOOTING | * 5 | | | | |
| SUBFLR | * 4 | PLYWOOD | * 8 | | | | |
| EX WLI | * 10 | ALUM,VINYL | * 30 | | | | |
| RF STR | * 03 | GABLE | * 7 | | | | |
| RF CVR | * 10 | COMP SHNG HVY | * 5 | | | | |
| INT WL | * 5 | DRYWALL/SHEET | * 20 | | | | |
| FLOOR1 | * 12 | HARDWOOD | * 14 | | | | |
| FUEL | * 04 | ELECTRIC | * | | | | |
| HEAT | * 10 | HEAT PUMP | * 5 | | | | |
| AC | * 03 | CENTRAL | * 4 | | | | |
| BEDRMS | * BAS-3 | FUS-0 | LL- 0 * | | | | |
| BATHS | * BAS-1 | FUS-0 | LL- 0 * 8 | | | | |
| QUAL | DESIGN* | QUAL* | SIZE * 106 | | | | |
| AVERAGE | 1.06 | 1.00 | 1.02=* 1.08 | | | | |
| TOTAL QUALITY INDEX | | | * 114 | | | | |

| U | M | EFF AR | IN | EFF B | REPL CST | E | A | NRM | E | F | % CD |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 80 | 101 | 1.415 | 114 | 79.80 | 115.167 | 80 | 36 | 27.000 | 00 | 00 | 7300 |

MARKET VALUE 1919.00

SINGLE FAMILY RESIDENTIAL - SFR CONSTRUCTION
SCALE 1/151 STORIES 01 1.0 STORIES




| TYP | GS AREA | PCT | RPL CS |
|---|---|---|---|
| BAS | 1,304 | 100 | 104,059 |
| FEP | 64 | 070 | 3,591 |
| UST | 24 | 040 | 798 |
| FOP | 161 | 035 | 4,469 |

FIREPL 3 1 STY SINGL $2250
1,553 115,167

CREDENCE TO MARKET

| | |
|---|---|
| DEPR BLDG VALUE | 84,070 |
| DEPR OBXF VALUE | 2,650 |
| LAND VAL - MKT | 20,820 |
| MKT VAL - CARD | 107,540 |
| REGR VAL - CARD | |
| INC VAL - CARD | |
| APPR VAL - CARD | 107,540 |
| APPR VAL - PARCEL | 107,540 |

PRIOR
17,980
62,360
80,340

PERMIT INFO

SALES DATA

| DEED BK | DEED PG | DT M | DT Y | TYP | Q V | SALE PRICE |
|---|---|---|---|---|---|---|
| 1655 | 1979 | 06 | 05 | WD* | Q1 | 109,000 |
| 1004 | 1462 | 11 | 96 | WD* | X1 | 60,000 |
| 0023 | 0178 | 07 | 70 | WB* | X1 | 1 |
| 0120 | 0160 | 06 | 01 | WD* | X1 | 1 |

NOTES
1 OB NV NEW SURVEY'97
STG BLDG MOVED TO SITE'07

| CD | DESC | LN | WD | UNITS | UNIT PRICE | % OB | L | A Y | E Y | AN DP | % C | OBXF DEPR VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 24 | SHED | 14 | 38 | 532.00 | 6.00 | 100 | L | 74 | 93 | 05 | 030 | 958 |
| 01 | STORAGE | 20 | 12 | 240.00 | 7.25 | 100 | L | 06 | 06 | 03 | 097 | 1,688 |
| | TOTAL OB/XF VALUE | | | | | | | | | | | 2,646 |

HTD AREA 1368

BUILDING DIMENSIONS
BAS=W1N8W8FEP=W8S8E8N8$S8W8N8W1UST=N6W4S6E4$W7S8W17S9FOP=W5S7E5N7$S19E20FOP=S7E18N7W18$E22N28$.

| LAND USE | UCD | LOCAL ZONE | FRNT | DEP | SZ | L M | CF | OTHER ADJUST RF AC LC TO OT T | LND UNIT PRICE | TOT LAND UNITS | U T | TL AD | ADJUST PRICE | LAND VALUE | LAND NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RURAL AC | 0120 | RA | 100 | | 260 | 04 | 130 | +30+00+00+00+00 | 11,000.00 | .560 | AC | 338 | 37,180.00 | 20,821 | |
| RIGHTOFWAY | 9400 | RA | | | 100 | 00 | 100 | RE | | .230 | AC | L00 | | | |
| TOTAL LAND DATA | | | | | | | | | | 790 | | | | 20820 | |

Switzer –
McClelland
Ketchie
Fitchler