Appraisal Card

Mod

FRI, JUN 12, 2009, 11:42 AM

BOWERS JAMES MICHAEL & HAZEL S
167 BOWERS FARM LN
000005926550
IREDELL COUNTY 2007 REVAL C FR05 SW(2)
MILLER SR 2376 OFF
APPRAISED BY 33 ON 01/01/2007 16001 BARRINGER NORTH

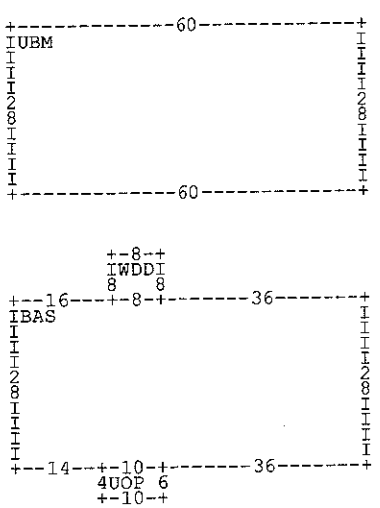
4750 47 9432.000
MAP BL PIN COND CC L H
ID NO: 1604F00000B010
CARD NO. 1 OF 1
33.50AC 33.500AC
TW-16 C-00 EX- AT- LAST ACTION 20070319

MARKET VALUE 1919

CONSTRUCTION DETAIL

FOUND	*	3	CONT FOOTING	*	5	U	M	EFF AR	IN	EFF B	REPL CST	E	A	NRM	E	F	% CD
SUBFLR	*	4	PLYWOOD	*	80	101		2,021	98	68.60	138,641	9	29	21500	0000		85.00
EX WL1	*	10	ALUM,VINYL	*	30												
RF STR	*	03	GABLE	*	7												
RF CVR	*	03	COMP SHINGLE	*	3												
INT WL	*	5	DRYWALL/SHEET	*	20												
FLOOR1	*	08	SHEET VINYL	*	6												
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		*	100												
AVERAGE		1.00	1.00	.98=*	.98												
TOTAL QUALITY INDEX				*	98												

SINGLE FAMILY RESIDENTIAL - SFR CONSTRUCTION
SCALE 1/246 STORIES 05 RANCH W/BAS



TYP	GS	AREA	PCT	RPL CS
BAS		1,660	100	113,876
WDD		64	020	892
UOP		60	020	823
UBM		1,680	020	23,050

FIREPL 1 NONE 3,464 138,641

CREDENCE TO	MARKET
DEPR BLDG VALUE	117,850
DEPR OBXF VALUE	4,600
LAND VAL - MKT	205,020
MKT VAL - CARD	327,470
REGR VAL - CARD	
FARM USE	67,250
INC VAL - CARD	
APPR VAL - CARD	327,470
APPR VAL - PARCEL	327,470
TOTAL FARM VALUE	67,250
TOTAL FARM PARCEL	189,700

PRIOR
207,430
109,960
317,390

PERMIT INFO

SALES DATA

DEED BK	DEED PG	DT M	DT Y	TYP	Q V	SALE PRICE
0767	0157	05	88	WD*	XV	115,000
0751	0664	07	87	WD*	XV	132,000
0735	0621	08	86	WD*	XV	125,000
0417	0256	00	65	WD*	XV	9,350

NOTES

HSE TO 4FB10A'92 SD 35.57
AC 4FB122'89 HSE'89 SD.93
AC 4GB85'90 SD 11.91AC 4G
B85 MODULAR'93 MH SITE'94

CD	DESC	LN	WD	UNITS	UNIT PRICE	% GOOD	LY	EY	AN DP	% C	OBXF DEPR VAL
D8	MH SITE			100	4,600.00	100	L	93	93	00	4,600

HTD AREA 1660

BUILDING DIMENSIONS

BAS=W36WDD=N8W8S8E8$W24S28E14UOP=S4E10N6W10S2$N2E10S2E36N28$PTR=N20UBM=N28W60S28E60$S20$.

TOTAL OB/XF VALUE 4,600

LAND USE	UCD	LOCAL ZONE	FRNT	DEP	SZ	LM	CF	OTHER ADJUST RF AC LC TO OT T	LND UNIT PRICE	TOT LAND UNITS	UT	TL AD	ADJUST PRICE	LAND VALUE	LAND NOTES
RURAL AC	0120	RA	60		0980	40	73	-12-10+00-05+00RD	8,500.00	33500	AC	.72	6,120.00	205,020	
RL HOMSITE	5000				1.00	05	1.00		26,500.00	2000	AC	1.00	26,500.00	53,000	PU'05
AGRI III	5310				1.00	05	1.00		480.00	28000	AC	1.00	480.00	13,440	
FRST II	6210				1.00	05	1.00		230.00	3500	AC	1.00	230.00	805	

TOTAL LAND DATA 33500 205020