**MAULTSBY DON W TRUSTEE** **MAULTSBY NANCY W TRUSTEE**

Return/Appeal Notes:

**Parcel: 05-0635- - -0126**

6560 COKESBURY RD FUQUAY VARINA NC 27526

PLAT: 2003/975 UNIQ ID 245424

1500024433

ID NO: 0635-78-9229.000

COUNTY WIDE ADVALOREM TAX (100), NORTHWEST HARNETT (100), SOLID WASTE FEE SOLID WASTE (1)

CARD NO. 1 of 1

Reval Year: 2017 Tax Year: 2021

LOT#1 JOE B TUTOR MAP#2007-776

4.5600 AC

SRC= Inspection

Appraised by 21 on 11/19/2018 00502 BUCKHORN RURAL

TW-05 CI-FR-EX- AT- LAST ACTION 20181119

## CONSTRUCTION DETAIL

| | |
|---|---|
| Foundation - 3 Continuous Footing | 5.00 |
| Sub Floor System - 5 Wood | 10.00 |
| Exterior Walls - 10 Aluminum/Vinyl Siding | 30.00 |
| Roofing Structure - 03 Gable | 8.00 |
| Roofing Cover - 03 Asphalt or Composition Shingle | 3.00 |
| Interior Wall Construction - 5 Drywall/Sheetrock | 20.00 |
| Interior Floor Cover - 12 Hardwood | 10.00 |
| Heating Fuel - 04 Electric | 1.00 |
| Heating Type - 10 Heat Pump | 4.00 |
| Air Conditioning Type - 03 Central | 4.00 |
| Bedrooms/Bathrooms/Half-Bathrooms 3/2/1 | 13.000 |
| Bedrooms BAS - 3 FUS - 0 LL - 0 | _ |
| Bathrooms BAS - 2 FUS - 0 LL - 0 | _ |
| Half-Bathrooms BAS - 1 FUS - 0 LL - 0 | _ |
| Office BAS - 0 FUS - 0 LL - 0 | 0 |
| **TOTAL POINT VALUE** | 108.000 |

**BUILDING ADJUSTMENTS**

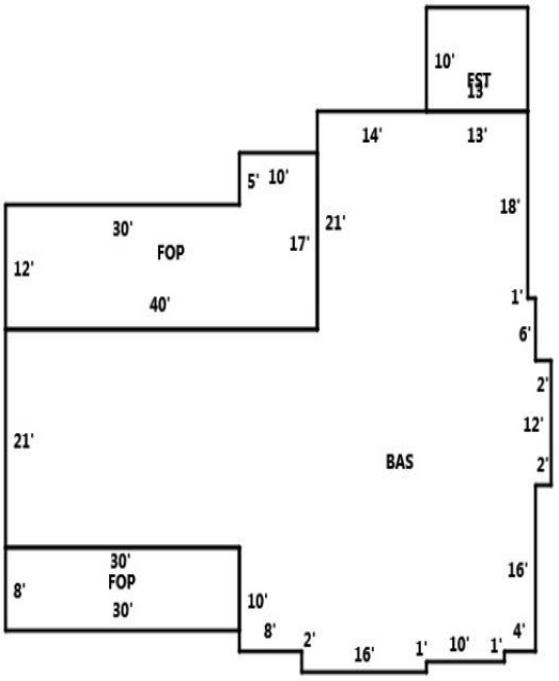
| | | | |
|---|---|---|---|
| **Market** | 3 | Factor 3 | 1.0500 |
| **Quality** | 4 | Above Average | 1.1000 |
| **Size** | Size | Size | 0.9500 |
| TOTAL ADJUSTMENT FACTOR | | | 1.100 |
| TOTAL QUALITY INDEX | | | 119 |

## MARKET VALUE

| USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB |
|---|---|---|---|---|---|---|---|
| 50 | 01 | 2,779 | 119 | 79.73 | 221569 | 2018 | 2018 |

TYPE: RURAL HOME SITE SINGLE FAMILY RESIDENTIAL

STYLE: 1 - 1.0 Story




Click on image to enlarge

## DEPRECIATION

Standard 0.01000

% GOOD 99.0

## CORRELATION OF VALUE

| CREDENCE TO | MARKET |
|---|---|
| **DEPR. BUILDING VALUE - CARD** | 219,350 |
| **DEPR. OB/XF VALUE - CARD** | 3,500 |
| **MARKET LAND VALUE - CARD** | 44,920 |
| **TOTAL MARKET VALUE - CARD** | 267,770 |
| **TOTAL APPRAISED VALUE - CARD** | 267,770 |
| **TOTAL APPRAISED VALUE - PARCEL** | 267,770 |
| **TOTAL PRESENT USE VALUE - PARCEL** | 0 |
| **TOTAL VALUE DEFERRED - PARCEL** | 0 |
| **TOTAL TAXABLE VALUE - PARCEL $** | 267,770 |

**PRIOR**

| | |
|---|---|
| BUILDING VALUE | 94,280 |
| OBXF VALUE | 3,500 |
| LAND VALUE | 43,360 |
| PRESENT USE VALUE | 0 |
| DEFERRED VALUE | 0 |
| TOTAL VALUE | 141,140 |

**PERMIT**

| CODE | DATE | NOTE | NUMBER | AMOUNT |
|---|---|---|---|---|

ROUT: WTRSHD:

**SALES DATA**

| OFF. RECORD BOOK | PAGE | DATE MO | YR | DEED TYPE | Q/U | V/I | INDICATE SALES PRICE |
|---|---|---|---|---|---|---|---|
| 03536 | 0673 | 8 | 2017 | QC | E | I | 0 |
| 01842 | 0905 | 10 | 2003 | WD | Y | I | 210000 |
| 01230 | 0181 | 10 | 1997 | WD | C | I | 0 |
| 00907 | 0092 | 3 | 1990 | WD | X | I | 25000 |
| 0078E | 0119 | 4 | 1978 | WD | X | I | 0 |

HEATED AREA 2,444

**NOTES**

11/19/18 NEW HOUSE FOR 2019.KLKERMIT COTTON

0622

**SUBAREA**

| TYPE | GS AREA | % | RPL CS |
|---|---|---|---|
| BAS | 2,444 | 100 | 194860 |
| FOP | 770 | 035 | 21527 |
| FST | 130 | 050 | 5182 |
| **FIREPLACE** | 1 - None | | 0 |
| **SUBAREA TOTALS** | 3,344 | | 221,569 |

| CODE | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG# | AYB | EYB | ANN DEP RATE | OVR | % COND | OB/XF DEPR. VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | STORAGE | | 14 | 24 | 1 | 1,500.00 | 100 | _ | 1940 | 1940 | S5 | | 100 | 1500 |
| 55 | GAZEBO | | 0 | 0 | 1 | 2,000.00 | 100 | _ | 2004 | 2004 | S2 | | 100 | 2000 |
| **TOTAL OB/XF VALUE** | | | | | | | | | | | | | | 3,500 |

**BUILDING DIMENSIONS** BAS=W13W14S21W40S21E30S10E8S2E16N1E10N1E4N16E2N12W2N6W1N18Area:2444;FST=N10E13S10W13Area:130;FOP=N12E30N5E10S17W40Area:5530;FOP=S8W30N8E30Area:240;TotalArea:3344

**LAND INFORMATION**

| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRON TAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNT TYP | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HOME PAVD | 5010 | RA-20M | 0 | 0 | 1.0000 | 0 | 1.0000 | | | 20,000.00 | 1.000 | AC | 1.000 | 20,000.00 | 20000 | | |
| AGRI I PV | 5111 | RA-20M | 0 | 0 | 1.0000 | 0 | 1.0000 | TOPO ROLLING | | 7,000.00 | 2.000 | AC | 1.000 | 7,000.00 | 14000 | | |
| FRST I PV | 6111 | RA-20M | 0 | 0 | 1.0000 | 0 | 1.0000 | | | 7,000.00 | 1.560 | AC | 1.000 | 7,000.00 | 10920 | | |
| **TOTAL MARKET LAND DATA** | | | | | | | | | | | | 4.560 | | | | 44,920 | |
| **TOTAL PRESENT USE DATA** | | | | | | | | | | | | | | | | | |