

RUSSO JAMES RUSSO LUCILLE

3878 ABATTOIR RD ANGIER NC 27501
1500027527

COATS/GROVE FIRE ADVALOREM TAX (100), COUNTY
WIDE ADVALOREM TAX (100), SOLID WASTE FEE
SOLID WASTE (1)

Reval Year: 2022 Tax Year: 2023

LOT#2 AUSTIN PLACE PH#1 0.96AC PC#F-727D
Appraised By 00 on 01/01/2022 00736 GREGORY EST. AUSTIN PLACE

CARD NO. 1 of 1
0.9600 AC
TW-07 CI- FR-

PLAT: 0/0 UNIQ ID 253614
ID NO: 1602-52-0831.000

Parcel ID: 07-1602- -0010- -04-

SPLIT FROM ID

EX- AT- SRC= Estimated
LAST ACTION 20221122

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
01	SINGLE FAMILY RESIDENTIAL	01	SINGLE FAMILY RESIDENTIAL	1 - 1.0 Story	2,171	2017	2017

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	168,486
DEPR. OB/XF VALUE - CARD	1,250
MARKET LAND VALUE - CARD	45,040
TOTAL MARKET VALUE - CARD	214,776
TOTAL APPRAISED VALUE - CARD	214,776
TOTAL APPRAISED VALUE - PARCEL	214,776
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	214,776

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				2.000	6000.00
Bedrooms				3.000	
Foundation	3	Continuous Footing			0.00
Sub Floor System	4	Plywood			0.00
Exterior Walls	10	Aluminum/Vinyl Siding			0.00
Roofing Structure	03	Gable			0.00
Roofing Cover	03	Asphalt or Composition Shingle			0.00
Interior Wall Construction	5	Drywall/Sheetrock			0.00
Interior Floor Cover	12	Hardwood			0.00
Interior Floor Cover	14	Carpet			0.00
Heating Fuel	04	Electric			0.00
Heating Type	10	Heat Pump			3.80
Air Conditioning Type	03	Central			3.70

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	129,230	CODE	DATE	NO.
OBXF VALUE	0			
LAND VALUE	25,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	154,230			

SALES DATA

OFF. RECORD BOOK	DATE PAGE	MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
03609	0703	5	2018	WD	Q	I	177,500
03568	0747	12	2017	WD	C	I	0
03521	0797	7	2017	QC	A	V	0
03521	0795	7	2017	WD	A	V	58,000
01191	0456	2	1997	WD	D	V	0

ATTACHMENTS

TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS
BAS	1,184	119.50	0.9200	135689
FGD	528	30.00	0.9800	15523
FOP	75	28.70	1.0200	2196
FSP	132	33.00	1.0000	4356
WDD	252	16.70	0.9800	4124

DEPRECIATION

NORM	0.02000	NB FACTOR	1.05000
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FIREPLA 2 - Pre
CE Fabricated 1,850

BUILDING ADJUSTMENTS

GRADE	C
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CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
24	SHED		8	16	128	15.00	0.00			0.96	2018	2018	S2	80	1254

TOTAL OB/XF VALUE 1254

BLDG DIMENSIONS BAS=E20NE@45-2.83E5SE@45-2.83E6S30W15S6W20N36Area:1184;FSP=NW@45-2.83W5N10E12S12W5Area:132;WDD=S12E21N12W21Area:252;FGD=E22S24W22N24Area:528;FOP=E15S5W15N5Area:75;TotalArea:2171

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	RA-30	0	0	1.0200	0	1.0000			46,000.00	0.960	AC	1.020	46,920.00	45043	0	

TOTAL MARKET LAND DATA 45043

TOTAL PRESENT USE DATA

07-1602- -0010- -04- (7608425) Group:0

7/6/2023 11:05:00 AM.

