

**GARDNER HUGHIE EDISON JR GARDNER JAMES MATTHEW**

2265 BENSON RD ANGIER NC 27501  
1500002102

Returned: 1045418

PLAT: / UNIQ ID 242771  
ID NO: 0683-84-4632.000

**Parcel ID: 04-0683- - -0006-**

SPLIT FROM ID

Reval Year: 2022 Tax Year: 2023  
Appraised By 00 on 01/01/2022 00400A NC 210 N, RAWLS CHURCH RD

ANGIER/BLACK RIVER FIRE TAX (100), HARNETT COUNTY  
TAX (100), SOLID WASTE FEE (2)  
303.49ACS WILLIAMS & SMITH

CARD NO. 1 of 2  
303.4900 AC  
TW-04 CI- FR-

253.1600 AC

SRC= Refused Information  
AT- LAST ACTION 20220221

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
50	RURAL HOME SITE	01	SINGLE FAMILY RESIDENTIAL	5 - Ranch w/ basement	3,681	1959	1959

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	217,300
DEPR. OB/XF VALUE - CARD	36,320
MARKET LAND VALUE - CARD	1,345,430
TOTAL MARKET VALUE - CARD	1,599,050

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				2.000	6000.00
Half-Bathrooms				1.000	2000.00
Bedrooms				3.000	
Foundation	3	Continuous Footing			0.00
Sub Floor System	4	Plywood			0.00
Exterior Walls	21	Face Brick			2.20
Roofing Structure	03	Gable			0.00
Roofing Cover	03	Asphalt or Composition Shingle			0.00
Interior Wall Construction	4	Plywood Panel			0.00
Interior Wall Construction	5	Drywall/Sheetrock			0.00
Interior Floor Cover	14	Carpet			0.00
Interior Floor Cover	08	Sheet Vinyl			0.00
Heating Fuel	03	Gas			0.00
Heating Type	04	Forced Hot Air/FHA - Ducted			3.80
Air Conditioning Type	03	Central			3.70

TOTAL APPRAISED VALUE - CARD	1,599,050
TOTAL APPRAISED VALUE - PARCEL	1,698,050
TOTAL PRESENT USE VALUE - LAND	306,220
TOTAL VALUE DEFERRED - PARCEL	1,039,210
TOTAL TAXABLE VALUE - PARCEL \$	658,840

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	OBXF VALUE	CODE	DATE	NO.
205,060	66,220			
1,534,270				
252,780				
1,281,490				
1,805,550				

SALES DATA							
OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE SALES PRICE		
BOOK	PAGE	MO	YR	TYPE	E	I	
2010E	0385	5	2010	WL			0
2000E	0380	8	2000	WL			0

HEATED AREA 2,326

**NOTES**  
OZELLA ADAMS & IMA STEPHENSON  
1500 & 1006 NC SR 0593  
OZELLA ADAMS & IMA STEPHENSON  
1500 & 1006 NC SR 0593

ATTACHMENTS					DEPRECIATION	NB FACTOR
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS		
BAS*	600	121.70	0.7700	56225	NORM	1.20000
BAS	1,716	121.70	0.7700	166964		
FCP	554	18.90	0.9800	10262		
FOP	161	28.70	1.0000	4621		
FST	40	22.50	1.1000	990		
OVH	10	55.20	0.7700	425		
UBM	600	27.20	0.9600	15667		

**FIREPLA CE** 5 - Two or more  
6,150

**BUILDING ADJUSTMENTS**

<b>GRADE</b>	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
B6	SHOP BLDG		28	60	1,680	24.00	80.00	---	0.90	1979	1979	S2		25	7258
97	SHELTER		58	71	4,118	7.00	50.00	---	0.90	1979	1979	S2		25	2757
01	STORAGE		26	18	468	10.00	60.00	---	0.90	1979	1979	S2		25	537
25	BARN		58	60	3,480	18.00	100.00	---	0.90	1979	1979	S2		25	11980
01	STORAGE		10	10	100	10.00	100.00	---	0.96	1979	1979	S2		25	180
25	BARN		40	40	1,600	18.00	100.00	---	0.90	1979	1979	S2		25	5508
02	GARAGE		40	36	1,440	21.00	100.00	---	0.90	1979	1979	S3		35	8097

**TOTAL OB/XF VALUE** 36317

**BLDG DIMENSIONS** BAS=N7E27S7W7S29W18S3W18N5W7S3W8N30E31Area:1716;FOP=N7E18S7W18Area:126;FOP=E7S5W7N5Area:35;FCP=N4E7S8E5S22W21N26E9Area:554;FST=N8W5S8E5Area:40;OVH=W7SE@45-2.83E3NE@45-2.83Area:10;UBM=W20S30E20N30Area:600;BAS=Area:600;TotalArea:3681

<b>LAND INFORMATION</b>																	
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
RURAL	5010	RA-30			1.0000	0	0.8700	+00 +00 +00 -03 -10 Inter rd, shape		50,000.00	1.000	AC	0.870	43,500.00	43500	0	
RURAL	5010	RA-30			1.0000	0	0.6200	+00 +00 +00 -03 -35 Secondary site		50,000.00	2.000	AC	0.620	31,000.00	62000	0	
AGRI I	5113	RA-30			0.5000	0	0.8700	+00 +00 +00 -03 -10 Inter rd, shape		13,500.00	149.100	AC	0.440	5,940.00	885654	0	
WOOD I	6113	RA-30			0.5000	0	0.8700	+00 +00 +00 -03 -10 Inter rd, shape		13,500.00	56.370	AC	0.440	5,940.00	334838	0	
WETLAND	9611	CONS			1.0000	0	0.8700	+00 +00 +00 -03 -10 Inter rd, shape		500.00	44.690	AC	0.870	435.00	19440		
<b>TOTAL MARKET LAND DATA</b>											253.16			1345432			
RURAL	5010	RA-30			1.0000	5	0.8700	+00 +00 +00 -03 -10		50,000.00	1.000	AC	0.870	43,500.00	43500	0	
RURAL	5010	RA-30			1.0000	5	0.6200	+00 +00 +00 -03 -10		50,000.00	2.000	AC	0.620	31,000.00	62000	0	
AGRI I	6110	RA-30			1.0000	5	1.0000	+00 +00 +00 -03 -10		1,200.00	149.100	AC	1.000	1,200.00	178920	0	
FRST I	6510	RA-30			1.0000	5	1.0000	+00 +00 +00 -03 -10		355.00	56.370	AC	1.000	355.00	20011	0	
WASTE LAND	6610	CONS			1.0000	5	1.0000	+00 +00 +00 -03 -10		40.00	44.690	AC	1.000	40.00	1788		
<b>TOTAL PRESENT USE DATA</b>											253.16				306,219		

04-0683- - 0006- (7543643) Group:0

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USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	CORRELATION OF VALUE	
50	RURAL HOME SITE	01	SINGLE FAMILY RESIDENTIAL	1 - 1.0 Story	1,627	1910	1910	CRENCE TO	MARKET
								DEPR. BUILDING VALUE - CARD	99,000
								DEPR. OB/XF VALUE - CARD	0
								MARKET LAND VALUE - CARD	0
								TOTAL MARKET VALUE - CARD	99,000

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE	TOTAL APPRAISED VALUE - CARD		TOTAL APPRAISED VALUE - PARCEL	
Bathrooms				2.000	6000.00	99,000		1,698,050	
Bedrooms				3.000					
Foundation	3	Continuous Footing			0.00				
Sub Floor System	5	Wood			0.00				
Exterior Walls	05	Asbestos Shingle			-0.80				
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	14	Carpet			0.00			TOTAL PRESENT USE VALUE - LAND 306,220	
Interior Floor Cover	08	Sheet Vinyl			0.00			TOTAL VALUE DEFERRED - PARCEL 1,039,210	
Heating Fuel	03	Gas			0.00			TOTAL TAXABLE VALUE - PARCEL \$ 658,840	
Heating Type	04	Forced Hot Air/FHA - Ducted			3.80				
Air Conditioning Type	03	Central			3.70				

ATTACHMENTS					DEPRECIATION	NB FACTOR
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS		
BAS	1,543	118.70	0.8400	158889	NORM	1.20000
FOP	84	28.70	1.0000	2411		

<b>FIREPLA</b>	3 - 1 Story	
<b>CE</b>	Single	3,700

BUILDING ADJUSTMENTS		
GRADE	C	

PRIOR APPRAISAL				PERMIT		
BUILDING VALUE	OBXF VALUE	LAND VALUE	PRESENT USE VALUE	DEFERRED VALUE	TOTAL VALUE	ROUT: WTRSHD:
205,060	66,220	1,534,270	252,780	1,281,490	1,805,550	

SALES DATA							
OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE SALES PRICE		
BOOK	PAGE	MO	YR	TYPE	E	I	
2010E	0385	5	2010	WL			0
2000E	0380	8	2000	WL	D	I	0

HEATED AREA 1,543	
NOTES	
OZELLA ADAMS & IMA STEPHENSON 1500 & 1006 NC SR 0593 OZELLA ADAMS & IMA STEPHENSON 1500 & 1006 NC SR 0593	

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
<b>TOTAL OB/XF VALUE</b>															0

BLDG DIMENSIONS BAS=N14E2N24E54S15W27S9E6S14W35Area:1543;FOP=S7W12N7E12Area:84;TotalArea:1627

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
<b>TOTAL MARKET LAND DATA</b>																	
<b>TOTAL PRESENT USE DATA</b>																	

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