

LANGDON MARILYN JANE

3149 LANGDON RD ANGIER NC 27501
1500047432

Returned: 1004701

PLAT: 1/195 UNIQ ID 252298
ID NO: 1602-28-3059.000

Parcel ID: 070692 0022-

SPLIT FROM ID

HARNETT COUNTY TAX (100), WEST JOHNSTON FIRE TAX (100)

Reval Year: 2022 Tax Year: 2024

30ACS J M LANGDON PC#1- 195 CALC ACS

CARD NO. 1 of 1
28.5200 AC

28.9500 AC

SRC= Inspection

Appraised By SH on 05/21/2021 00700D YOUNG RD, BENSON RD

TW-07 CI- FR-

AT- LAST ACTION 20221024

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
50		00					

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	710
MARKET LAND VALUE - CARD	323,930
TOTAL MARKET VALUE - CARD	324,640
TOTAL APPRAISED VALUE - CARD	324,640
TOTAL APPRAISED VALUE - PARCEL	324,640
TOTAL PRESENT USE VALUE - LAND	68,580
TOTAL VALUE DEFERRED - PARCEL	255,350
TOTAL TAXABLE VALUE - PARCEL \$	69,290

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
DEPRECIATION		NB FACTOR			
NORM		1			

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	38,990	CODE	DATE NO.
OBXF VALUE	1,500		
LAND VALUE	181,390		
PRESENT USE VALUE	47,910		
DEFERRED VALUE	133,480	ROUT: WTRSHD:	
TOTAL VALUE	221,880		

SALES DATA							
OFF. RECORD	DATE		DEED	Q/U	V/I	INDICATE	
BOOK	PAGE	MO	YR	TYPE			SALES PRICE
04111	0750	2	2022	WD	C	V	0
02483	0455	3	2008	WD	D	V	0
02474	0699	2	2008	WD	Q	I	147,500
01665	0667	9	2002	WD	E	I	0
00853	0555	3	1988	WD	X	I	0
00734	0722	6	1982	WD	D	V	0
00717	0803	1	1900	WD	X	I	0
00717	0801	1	1900	WD	X	I	0

HEATED AREA

NOTES

05-21-2021 - HOUSE DEMOLISHED FOR 2022, REMOVED SOLID WASTE FEE.SH

3/25/19;Corrected construction detail per owner for 2019.tw

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	STORAGE		10	20	200	10.00	100.00	-	0.94	1925	1925	S2		25	353
01	STORAGE		10	10	100	10.00	100.00	-	0.96	1925	1925	S2		25	180
01	STORAGE		8	12	96	10.00	100.00	-	0.96	1925	1925	S2		25	173
TOTAL OB/XF VALUE															706

BLDG DIMENSIONS

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL	5010	RA-40			1.0000	0	0.8500	+00 +00 +00 +00 -15 UD		46,000.00	1.000	AC	0.850	39,100.00	39100	0	
AGRI I	5113	RA-40			0.9000	0	1.0000			11,500.00	23.320	AC	0.900	10,350.00	241362	0	
WOOD I	6113	RA-40			0.9000	0	1.0000			11,500.00	4.200	AC	0.900	10,350.00	43470	0	
TOTAL MARKET LAND DATA											28.52			323932			
RURAL	5010	RA-40			1.0000	5	1.0000			46,000.00	1.000	AC	1.000	39,100.00	39100		
AGRI PUV CP	6110	RA-40			1.0000	5	1.0000			1,200.00	23.320	AC	1.000	1,200.00	27984		
FRST PUV CP	6510	RA-40			1.0000	5	1.0000			355.00	4.200	AC	1.000	355.00	1491		
TOTAL PRESENT USE DATA											28.52			68,575			

070692 0022- (7719416) Group:0

5/10/2024 11:50:19 AM.

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CARD NO. 1 of 1