

BROADWELL PATRICE L BROADWELL MICHAEL STEPHEN

4085 BENSON RD ANGIER NC 27501
409521000

NN: 17 - COUNTY WIDE REVALUATION
ANGIER/BLACK RIVER (100), COUNTY WIDE
ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE
(1)
51.24AC-R/W DANVILLE LANGDON #2000-357

Reval Year: 2022 Tax Year: 2022
Appraised By 00 on 01/01/2022 00400A

PLAT: / UNIQ ID 243645
ID NO: 0693-63-9609.000

Parcel ID: 04-0693- - -0150-

SPLIT FROM ID

CARD NO. 1 of 1
50.4800 AC
TW-04 CI- FR-

50.6300 AC

SRC= GIS
AT-

LAST ACTION 20220221

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	2,642	1925	1925	CREDENCE TO	MARKET

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	18	Maximum Siding			3.50
Roofing Structure	04	Hip			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	03	Gas			0.00
Heating Type	04	Forced Hot Air/FHA - Ducted			3.80
Air Conditioning Type	03	Central			3.70

DEPR. BUILDING VALUE - CARD	222,859
DEPR. OB/XF VALUE - CARD	13,610
MARKET LAND VALUE - CARD	501,190
TOTAL MARKET VALUE - CARD	737,649

TOTAL APPRAISED VALUE - CARD	737,659
TOTAL APPRAISED VALUE - PARCEL	737,659

TOTAL PRESENT USE VALUE - LAND	242,930
TOTAL VALUE DEFERRED - PARCEL	258,260
TOTAL TAXABLE VALUE - PARCEL \$	479,399

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	OBXF VALUE	CODE	DATE
42,150	300		
366,020	62,980		
303,040	408,470		

OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	SALES PRICE
01452 0262	11 2000	WD E I	0
01425 0208	6 2000	EX C I	0
01425 0205	6 2000	EX C I	0
0099E 0672	2 1999	WL X I	0
00643 0241	9 1976	MP D I	0

ATTACHMENTS					DEPRECIATION	NB FACTOR
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	NORM	0.34000 1.20000
BAS	2,390	123.00	0.7700	230977		
FOP	363	28.70	0.9000	9376		
FOP	221	28.70	0.9000	5709		
PTO	954	11.35	0.9000	9745		

HEATED AREA 2,390

NOTES

LINDA LUCAS W

0973

BUILDING ADJUSTMENTS		
GRADE	C+	

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
25	BARN		30	35	1,050	18.00	100.00	-	0.90	1925	1925	S2		25	3827
B6	SHOP BLDG		26	47	1,222	24.00	100.00	-	0.90	1925	1925	S2		25	5609
01	STORAGE		24	36	864	10.00	100.00	-	0.90	1925	1925	S2		25	1653
39	CANOPY		20	25	500	5.00	0.00	-	0.94	1925	1925	S3		25	500
39	CANOPY		22	26	572	5.00	0.00	-	0.90	1925	1925	S3		25	547
39	CANOPY		22	24	528	5.00	0.00	-	0.90	1925	1925	S3		25	505
39	CANOPY		18	40	720	5.00	0.00	-	0.90	1980	1980	S3		35	964
TOTAL OB/XF VALUE															13605

BLDG DIMENSIONS		BAS=W17N2W13S2W53S28E46S2E20N2E17N28Area:2390;FOP=N17E13S17W13Area:221;FOP=S11W31N13E11S2E20Area:363;PTO=W53N18E53S18Area:954;TotalArea:3928															
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
RURAL	5010	RA-30			1.0000	0	0.8500	+00 +00 +00 +00 -15 SHAPE		50,000.00	1.000	AC	0.850	42,500.00	42500	0	
AGRI I	5113	RA-30			0.8400	0	0.8500	+00 +00 +00 +00 -15 NOT IN PUV		13,500.00	19.870	AC	0.710	9,585.00	190454	0	
WOOD I	6113	RA-30			0.8400	0	0.8500	+00 +00 +00 +00 -15 SHAPE		13,500.00	27.900	AC	0.710	9,585.00	267422	0	
WETLAND	9611	RA-30			1.0200	0	0.8500	+00 +00 +00 +00 -15 SHAPE		500.00	1.860	AC	0.870	435.00	809		
TOTAL MARKET LAND DATA											50.63				501185		
RURAL	5010	RA-30			1.0000	5	0.8500	+00 +00 +00 +00 -15		50,000.00	1.000	AC	0.850	42,500.00	42500	0	
AGRI I	5113	RA-30			1.0000	5	1.0000	+00 +00 +00 +00 -15		13,500.00	19.870	AC	1.000	9,585.00	190454	0	
FRST I	6510	RA-30			1.0000	5	1.0000	+00 +00 +00 +00 -15		355.00	27.900	AC	1.000	355.00	9905	0	
WASTE LAND	6610	RA-30			1.0000	5	1.0000	+00 +00 +00 +00 -15		40.00	1.860	AC	1.000	40.00	74		
TOTAL PRESENT USE DATA											50.63				242,933		
04-0693- - -0150- (7433390) Group:0																6/1/2022 11:15:40 AM.	