

**MILLER ANN W**

2508 OAK GROVE CHURCH RD ANGIER  
 NC 27501  
 400996000

**Parcel ID: 04-0682- - -0040-**

PLAT: / UNIQ ID 242463  
 ID NO: 0682-64-6631.000

SPLIT FROM ID

ANGIER/BLACK RIVER (100), COUNTY WIDE  
 ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE

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

CARD NO. 1 of 1  
 27.0300 AC  
 TW-04 CJ- FR-

26.9700 AC

SRC= Owner

AT- LAST ACTION 20220224

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	CORRELATION OF VALUE	
03	MOBILE HOME (SINGLE WIDE)	02	MANUFACTURED HOME	1 - 1.0 Story	1,077	2000	2000	CRENCE TO	MARKET
								DEPR. BUILDING VALUE - CARD	49,100
								DEPR. OB/XF VALUE - CARD	4,780
								MARKET LAND VALUE - CARD	370,160
								TOTAL MARKET VALUE - CARD	424,040
								TOTAL APPRAISED VALUE - CARD	424,040
								TOTAL APPRAISED VALUE - PARCEL	424,040
								TOTAL PRESENT USE VALUE - LAND	129,230
								TOTAL VALUE DEFERRED - PARCEL	240,930
								TOTAL TAXABLE VALUE - PARCEL \$	183,110

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE	PRIOR APPRAISAL		PERMIT	
Bathrooms				2.000	6000.00	BUILDING VALUE	0	CODE	DATE
Bedrooms				2.000		OBXF VALUE	15,380		NO.
Foundation	3	Continuous Footing			0.00	LAND VALUE	237,960		
Sub Floor System	4	Plywood			0.00	PRESENT USE VALUE	100,150		
Exterior Walls	10	Aluminum/Vinyl Siding			0.00	DEFERRED VALUE	137,810	ROUT: WTRSHD:	
Roofing Structure	03	Gable			0.00	TOTAL VALUE	253,340		
Roofing Cover	03	Asphalt or Composition Shingle			0.00	SALES DATA			
Interior Wall Construction	5	Drywall/Sheetrock			0.00	OFF. RECORD	DATE	DEED	INDICATE
Interior Floor Cover	14	Carpet			0.00	BOOK	PAGE	MO	YR
Heating Fuel	04	Electric			0.00	TYPE	Q/U	V/I	SALES PRICE
Heating Type	10	Heat Pump			3.80	00756	0951	11	1983
Air Conditioning Type	03	Central			3.70	WD	X	V	0

ATTACHMENTS					DEPRECIATION	NB FACTOR
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS		
BAS-03	845	72.50	1.0400	69954	NORM	0.40000
FOP	160	28.70	1.0000	4592		
WDD	72	16.70	1.0200	1226		

BUILDING ADJUSTMENTS		
GRADE		
D+		

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
B6	SHOP BLDG		0	0	500	24.00	0.00	---	0.90	2000	2000	S2		25	2700
01	STORAGE		0	0	240	10.00	0.00	---	0.94	2000	2000	S2		25	564
39	CANOPY		0	0	400	5.00	0.00	---	0.96	2000	2000	S3		60	1152
04	PATIO		10	11	110	5.00	0.00	---	1.10	2000	2000	S3		60	363
<b>TOTAL OB/XF VALUE</b>															4779

**BLDG DIMENSIONS** BAS-03=E65S13W65N13Area:845;FOP=N8E20S8W20Area:160;WDD=S8E9N8W9Area:72;TotalArea:1077

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
Commercial Building Site	CB	RA-30			1.0000	0	1.0700	+00 +00 +00 +00 +07 CELL TOWER		50,000.00	1.000	AC	1.070	53,500.00	53500		
RURAL	5010	RA-30			1.0000	0	1.0000			50,000.00	1.000	AC	1.000	50,000.00	50000		
WETLAND	9611	RA-30			1.0200	0	1.0000			500.00	3.650	AC	1.020	510.00	1862		
AGRI I	5113	RA-30			0.9200	0	1.0000			13,500.00	21.320	AC	0.920	12,420.00	264794		
<b>TOTAL MARKET LAND DATA</b>											26.97				370156		
RURAL	5010	RA-30			1.0000	5	1.0000			50,000.00	1.000	AC	1.000	50,000.00	50000		
AGRI I	6110	RA-30			1.0000	5	1.0000			1,200.00	21.320	AC	1.000	1,200.00	25584		
WASTE LAND	6610	RA-30			1.0000	5	1.0000			40.00	3.650	AC	1.000	40.00	146		
Commercial Building Site	CB	RA-30			1.0000	5	1.0000			50,000.00	1.000	AC	1.000	53,500.00	53500		
<b>TOTAL PRESENT USE DATA</b>											26.97				129,230		