

CLAYTON CLARENCE TYRUS JR CLAYTON WYNA NICHOLE

Parcel ID: 07-0588- - -0033-

3030 OLD STAGE RD S ERWIN NC
28339
1400039578

PLAT: 2009/605 UNIQ ID 249234
ID NO: 0588-62-4594.000

SPLIT FROM ID

Reval Year: 2022 Tax Year: 2025
Appraised By 00 on 01/01/2022 00600A

DUKE FIRE TAX (100), HARNETT COUNTY TAX (100),
SOLID WASTE FEE (1)
TR#2 GARY CURTIS 10.88ACSMAP#2009-605
DUKE TOWNSHIP RURAL

CARD NO. 1 of 1
10.6400 AC
TW-06 CI- FR-

10.7500 AC
SRC= Owner
AT- LAST ACTION 20250701

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	5,470	1998	1998	CRENDENCE TO	MARKET
								DEPR. BUILDING VALUE - CARD	293,456

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE		
Bathrooms				2.000	6000.00		
Bedrooms				2.000			
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	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		

ATTACHMENTS					DEPRECIATION		NB FACTOR
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	NORM		0.17000
BAS*	1,360	121.70	0.7700	132064			1.05000
BAS	1,003	121.70	0.7700	93990			
FGD	979	30.00	0.9200	27020			
FOP	180	28.70	0.9000	4649			
FOP	504	28.70	0.9000	13019			
FST	84	22.50	1.1000	2079			
UBM	1,360	27.20	0.9000	33293			

DEPR. OB/XF VALUE - CARD		293,456
MARKET LAND VALUE - CARD		84,270
TOTAL MARKET VALUE - CARD		377,726
TOTAL APPRAISED VALUE - CARD		377,726
TOTAL APPRAISED VALUE - PARCEL		377,726
TOTAL PRESENT USE VALUE - LAND		36,600
TOTAL VALUE DEFERRED - PARCEL		47,670
TOTAL TAXABLE VALUE - PARCEL \$		330,056

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	236,690	CODE	DATE
OBXF VALUE	12,280		NO.
LAND VALUE	42,200		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	291,170		

SALES DATA							
OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02666	0205	8	2009	WD	Y	I	375,500
02446	0844	11	2007	WD	Q	I	389,000
01304	0783	10	1998	WD	E	V	0
00982	0024	10	1992	WD	X	V	26,000
00868	0155	10	1988	WD	X	V	10,500
00803	0274	5	1986	WD	Q	V	26,500

HEATED AREA 2,363

NOTES

NEW METAL BUILDING FOR 98
NEW HSE FOR 99
CORRECTED VALUE -APPEAL
REVIEW

BUILDING ADJUSTMENTS		
GRADE	C+	

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

BLDG DIMENSIONS	BAS=N12W12S12W7S11E7S23E23N34W11Area:1003;FOP=E15S12W15N12Area:180;FST=W6N14E6S14Area:84;FGD=S5W6S14W32N30E31S11E7Area:979;FOP=S8W63N8E63Area:504;UBM=N34W40S34E40Area:1360;BAS=Area:1360;TotalArea:5470
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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-30			1.0000	0	0.9000	-10 +00 +00 +00 +00 Esmnt		33,300.00	1.000	AC	0.900	29,970.00	29970	0	
AGRI I	5113	RA-30			1.0100	0	0.9000	-10 +00 +00 +00 +00 Esmnt		6,250.00	3.790	AC	0.910	5,687.50	21556	0	
WETLAND	9611	RA-30			1.0300	0	0.9000	-10 +00 +00 +00 +00 Esmnt		500.00	0.220	AC	0.930	465.00	102	0	
WOOD I	6113				1.0100	0	0.9000	-10 +00 +00 +00 +00 Esmnt		6,250.00	5.740	AC	0.910	5,687.50	32646		

TOTAL MARKET LAND DATA																	
RURAL	5010	RA-30			1.0000	5	1.0000			33,300.00	1.000	AC	1.000	29,970.00	29970		
AGRI PUV CP	6110	RA-30			1.0000	5	1.0000			1,200.00	3.790	AC	1.000	1,200.00	4548		
FRST PUV CP	6510	RA-30			1.0000	5	1.0000			355.00	5.740	AC	1.000	355.00	2038		
WASTE LAND PUV	6610	RA-30			1.0000	5	1.0000			40.00	0.220	AC	1.000	40.00	40		

TOTAL PRESENT USE DATA																	
										10.75					36,596		

