

JACKSON MICHAEL R

RIVER RD FUQUAY-VARINA NC 27526

1400036532

Returned: 1046623

PLAT: / UNIQ ID 244159

ID NO: 0614-75-4334.000

Parcel ID: 05-0614- - -0100-

SPLIT FROM ID

NORTHWEST HARNETT TAX (100)

110.50ACS E T TUTOR & JAMES SLATER

Appraised By 00 on 01/01/2022 00800BX NC 42, RIVER RD, COKESBURY RD

CARD NO. 1 of 1

110.5000 AC

TW-05 CI- FR-

111.1200 AC

SRC= Inspection

AT- LAST ACTION 20220616

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	1,032	2017	2017	CREDENCE TO MARKET									
								DEPR. BUILDING VALUE - CARD60,641									
								DEPR. OB/XF VALUE - CARD									
								MARKET LAND VALUE - CARD591,160									
								TOTAL MARKET VALUE - CARD651,801									
								TOTAL APPRAISED VALUE - CARD651,801									
								TOTAL APPRAISED VALUE - PARCEL651,801									
								TOTAL PRESENT USE VALUE - LAND44,450									
								TOTAL VALUE DEFERRED - PARCEL546,710									
								TOTAL TAXABLE VALUE - PARCEL \$105,091									
								PRIOR APPRAISALPERMIT									
								BUILDING VALUE0CODEDATENO.									
								OBXF VALUE0									
								LAND VALUE233,570									
								PRESENT USE VALUE22,920									
								DEFERRED VALUE210,650ROUT: WTRSHD:									
								TOTAL VALUE233,570									
								SALES DATA									
								OFF. RECORDDEEDTYPEQ/UV/IINDICATE									
								BOOKPAGEMOYR									
								039090603122020WDCAV0									
								01822038092003SPAV585,000									
								01161041571996WDYV95,000									
								HEATED AREA 768									
								NOTES									
								J D CURRIN									
								1418 & 1423 NC SR									
								0305									

ATTACHMENTS					DEPRECIATION		NB FACTOR	
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS				
					FOBS	0.42000	1.20000	
					NORM	0.02000		
BAS	768	109.90	1.1100	97017				
FOP	144	28.70	1.0000	4133				
UOP	120	28.70	1.0000	3444				

BUILDING ADJUSTMENTS		
GRADE	D	
CONDITION	AV	

CODE	QUALI TY	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=E32N24W32S24Area:768;FOP=W4W24S6E24N6E4Area:144;UOP=W8W12N10E12S10E8Area:120;TotalArea:1032																
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	
WOOD I	6113	RA-30			0.7000	0	0.4000	+00 -50 +00 +00 -10.00 Access, Shape		19,000.00	111.120	AC	0.280	5,320.00	591158	0		
TOTAL MARKET LAND DATA											111.12				591158			
FRST PUV PM	7510	RA-30			1.0000	5	1.0000			400.00	111.120	AC	1.000	400.00	44448	0		
TOTAL PRESENT USE DATA											111.12				44,448			
05-0614- - -0100- (7964885) Group:0																		
10/15/2025 11:04:28 AM.																		

