

BREEN MICHAEL S
 183 RIBBON OAK CT SANFORD NC
 27332
 1500028361

Returned: 1040210

Parcel ID: 03958706 0020 92-

PLAT: / UNIQ ID 236784
 ID NO: 9586-59-1466.000

SPLIT FROM ID

BENHAVEN FIRE TAX (100), HARNETT COUNTY TAX (100),
 SOLID WASTE FEE (1)
 Reval Year: 2022 Tax Year: 2024 LOT#63 PEACHTREE CROSSING PH2 MAP#98-413
 Appraised By 00 on 01/01/2022 00318 PEACHTREE CROSSING

CARD NO. 1 of 1
 0.8800 AC
 TW-03 CI- FR- 0.8300 AC

SRC= Inspection
 AT- LAST ACTION 20240627

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
01	SINGLE FAMILY RESIDENTIAL	01	SINGLE FAMILY RESIDENTIAL	3 - 2.0 Stories	2,242	1999	1999

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	149,363
DEPR. OB/XF VALUE - CARD	1,240
MARKET LAND VALUE - CARD	37,870
TOTAL MARKET VALUE - CARD	188,473
TOTAL APPRAISED VALUE - CARD	188,473
TOTAL APPRAISED VALUE - PARCEL	188,473

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				2.000	6000.00
Half-Bathrooms				1.000	2000.00
Bedrooms				3.000	
Foundation	3	Continuous Footing			0.00
Sub Floor System	4	Plywood			0.00
Exterior Walls	10	Aluminum/Vinyl Siding			0.00
Roofing Structure	07	Wood Truss			0.00
Roofing Cover	03	Asphalt or Composition Shingle			0.00
Interior Wall Construction	5	Drywall/Sheetrock			0.00
Interior Floor Cover	08	Sheet Vinyl			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

TOTAL PRESENT USE VALUE - LAND		TOTAL VALUE DEFERRED - PARCEL		TOTAL TAXABLE VALUE - PARCEL \$	
	0		0		188,473
PRIOR APPRAISAL		PERMIT			
BUILDING VALUE	86,490	CODE	DATE	NO.	
OBXF VALUE	0				
LAND VALUE	27,000				
PRESENT USE VALUE	0				
DEFERRED VALUE	0				
TOTAL VALUE	113,490				

ATTACHMENTS					DEPRECIATION		NB FACTOR	
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	NORM		1.00000	
BAS	634	119.50	0.8800	73712		0.16000		
FGD	528	30.00	0.9800	15523				
FOP	264	28.70	0.9800	7425				
FUS	24	102.70	0.8800	2169				
FUS*	648	102.70	0.8800	58564				
WDD	120	16.70	1.0000	2004				
WDD*	24	16.70	1.0000	401				

SALES DATA							
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE	
03627	0763	8	2018	WD	Q	I	132,000
03124	0695	6	2013	WD	Q	I	128,000
02478	0895	2	2008	WD	Q	I	132,000
01897	0664	3	2004	WD	Q	I	114,000
01367	0486	7	1999	WD*	Q	I	98,500
01320	0477	12	1998	WD	X	V	100,000
01300	0758	10	1998	WD	X	V	195,000

FIREPLA 2 - Pre
CE Fabricated 1,850

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
24	SHED		10	12	120	15.00	0.00		0.96	2018	2018	S2		80	1244
TOTAL OB/XF VALUE															1244

BLDG DIMENSIONS BAS=S26E24N26W24Area:624;FUS=Area:624;FGD=W24N22E24S22Area:528;FOP=S5W24N5E24Area:120;BAS=SE@45-2.83S3SW@45-2.83N7Area:10;FOP=N2W12S2E12Area:24;FUS=Area:24;FOP=E12N10W12S10Area:120;FUS=N2E12S2W12Area:24;WDD=Area:24;WDD=N10E12S10W12Area:120;TotalArea:2242

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	VERRIDE VALUE	LAND NOTES
SFR	0100	RA-20R			1.1700	0	1.0000			39,000.00	0.830	AC	1.170	45,630.00	37873	0	

TOTAL MARKET LAND DATA																
											0.83			37873		

TOTAL PRESENT USE DATA																

03958706 0020 92- (7694500) Group:0

8/23/2024 7:46:41 PM.

