

COVINGTON FRANK EDWARD

45 CADE LN SANFORD NC 27332
1500056923

Returned: 1119558

PLAT: 2006/785 UNIQ ID 235911

Parcel ID: 03958612 0094-

SPLIT FROM ID

HARNETT COUNTY TAX (100), SOLID WASTE FEE (1),
SPOUT SPRINGS TAX (100)

CARD NO. 1 of 1
1.0000 LT

0.3000 AC

SRC= Inspection

Reval Year: 2022 Tax Year: 2024

LT#42C(PT 43A)BUFFALO LKSMAP#2006-785

TW-03 CI- FR-

AT- LAST ACTION 20230605

Appraised By 00 on 01/01/2022 00302 BUFFALO LAKE

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	CORRELATION OF VALUE	
01	SINGLE FAMILY RESIDENTIAL	01	SINGLE FAMILY RESIDENTIAL	1 - 1.0 Story	3,791	1970	1970	DEPR. BUILDING VALUE - CARD	255,459
								DEPR. OB/XF VALUE - CARD	3,470
								MARKET LAND VALUE - CARD	48,540
								TOTAL MARKET VALUE - CARD	307,469
								TOTAL APPRAISED VALUE - CARD	307,469
								TOTAL APPRAISED VALUE - PARCEL	307,469

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	21	Face Brick			2.20
Roofing Structure	05	Gambrel/Mansard			0.00
Roofing Cover	12	Metal			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	02	Baseboard Heat			0.00
Air Conditioning Type	03	Central			3.70

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	255,459
DEPR. OB/XF VALUE - CARD	3,470
MARKET LAND VALUE - CARD	48,540
TOTAL MARKET VALUE - CARD	307,469
TOTAL APPRAISED VALUE - CARD	307,469
TOTAL APPRAISED VALUE - PARCEL	307,469
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	307,469

PRIOR APPRAISAL		PERMIT	
BOOK	PAGE	MO	YR
04194	2650	6	2023
01183	0570	12	1996

SALES DATA							
OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE SALES PRICE		
BOOK	PAGE	TYPE	Q	I	SALES PRICE		
04194	2650	6	2023	QC	Q	I	400,000
01183	0570	12	1996	WD	E	I	0

ATTACHMENTS					DEPRECIATION		NB FACTOR	
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS				
BAS	1,271	117.90	0.7700	120005	NORM	0.32000	1.40000	
CAN	617	11.60	0.9000	6441				
FSP*	617	33.00	0.9000	18325				
FUS*	1,271	101.10	0.7700	98943				
STP	15	15.40	1.0000	231				

NOTES							
HEATED AREA 2,542							
A M OELRICH							
0275							

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
68	DOCKS		8	40	320	25.00	100.00		1.02	1990	1990	S1		50	3468
TOTAL OB/XF VALUE															3468

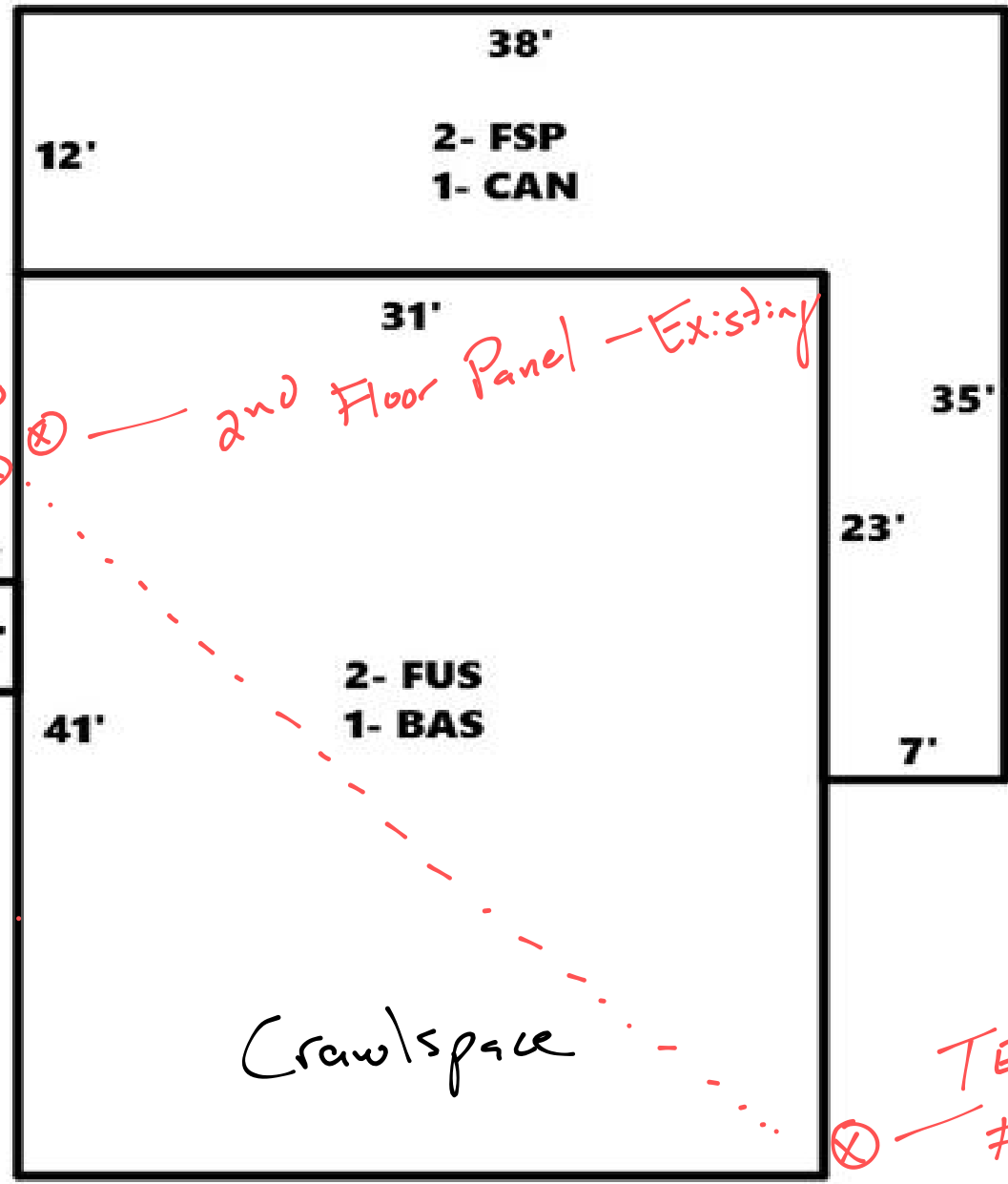
BLDG DIMENSIONS STP=W3N5E3S5Area:15;BAS=N41E31S41W31Area:1271;FUS=Area:1271;CAN=W31N12E38S35W7N23Area:617;FSP=Area:617;TotalArea:3791

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
SFR	0100	RA-20R			1.9000	0	2.4700	+00 +00 +150 -03 +00 +150 for lake		34,500.00	0.300	AC	4.690	161,805.00	48542		

TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																
											0.3					

03958612 0094- (7637737) Group:0 9/9/2024 8:09:53 AM.

200A Meter
Central EMC



NEW
200AMP MAIN
TESLA Gateway

Crawlspace

TESLA ENSE
#6 SE Copper
@ 60 Amp OCP

Wiretech Company 3101 Stony Brook Dr. Ste 148
Raleigh NC 27604 919-847-1617

10/18/24