

NVR INC

30 BRAZAN CT FUQUAY-VARINA NC

27526

1500065714

Parcel ID: 080652 0017 26-

PLAT: 2024/248 UNIQ ID 295720

ID NO: 0652-47-0908.000

SPLIT FROM ID 255032

Reval Year: 2022 Tax Year: 2025

Appraised By SH on 00859 KIPLING VILLAGE S/D

NN: 26 - NEW PARCEL FOR TAX YEAR

HARNETT COUNTY TAX (100), NORTHWEST HARNETT TAX (100)

LOT#95 KIPLING VILLAGE PH1A MAP#2024-248

CARD NO. 1 of 1

0.2800 AC

TW-08 CI- FR-

EX-

SRC= GIS

AT-

LAST ACTION 20241218

CORRELATION OF VALUE

CREDENCE TO

MARKET

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - LAND

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PRIOR APPRAISAL

PERMIT

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

SALES DATA

OFF. RECORD

BOOK

PAGE

DATE

MO

YR

DEED

TYPE

Q/U

V/I

INDICATE

SALES PRICE

04263

1568

12

2024

SW

A

V

424,000

04159

0246

7

2022

SW

Q

V

3,854,500

03734

0952

9

2019

SW

E

V

0

03639

0464

9

2018

WD

A

V

949,000

03497

0599

4

2017

AF

X

V

0

03472

0913

1

2017

NW

E

V

0

02847

0672

3

2011

TR

A

V

516,000

02512

0330

5

2009

WD

Y

V

71,500

02512

0322

5

2009

WD

Y

V

357,500

02512

0316

5

2009

WD

Y

V

333,000

02244

0332

6

2006

WD

E

V

0

01747

0574

4

2003

WD

Y

V

50,000

01421

0552

6

2000

WD

E

V

47,000

01120

0561

10

1995

WD

C

V

0

01079

0427

12

1994

WD

C

V

0

01068

0810

9

1994

WD

Y

V

35,000

01059

0820

7

1994

WD

X

I

0

01059

0217

7

1994

WD

C

V

0

01059

0208

7

1994

WD

C

V

0

01059

0205

7

1994

WD

C

V

0

0087E

0185

5

1987

WD

X

V

0

HEATED AREA

NOTES

12/18/24 NEW PARCEL FOR 2025 JC

3-14-25

Wiretech Company

8101 Stony Brook Dr.

Ste 148

Raleigh NC 27604

#8 Copper Romex

In-wall

50Amp OCP

Existing Attached Garage

convert existing 50A outlet to 50A TESLA EVSE

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
01		00					

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
DEPRECIATION		NB FACTOR			
	NORM	1			

CODE	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																	
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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	RA-20R			1.9000	0	0.9000	+00 +00 +00 +00 -10 UNDEVELOPED		180,000.00	0.280	AC	1.710	307,800.00	86184		
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

080652 0017 26- (8021932) Group:0

1/21/2025 10:45:57 AM.

NVR INC
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Parcel ID: 080652 0017 26-
ID NO: 0652-47-0908.000
CARD NO. 1 of 1