

BREWER RICKY B
2328 DAVIE AVE
77414203

Return/Appeal Notes: Parcel: 4755-13-6900 .000
PLAT: / UNIQ ID 3532372
ID NO: 0106H00000A001

COUNTY (100), STATESVILLE (100)
YER US 64
Reval Year: 2019 Tax Year: 2019
Appraised by 41 on 01/01/2019 01037 I-40/US 64 EAST COMM

CARD NO. 1 of 1
5.250 AC
TW-01
SRC=
CI-01 FR-66 EX- AT-
LAST ACTION 20190117

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE									
DESCRIPTION	AMOUNT	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	AP	Abnormal Physical	0.05000	CREDENCE TO		MARKET						
Foundation - 4 Spread Footing	6.00	10	07	2,328	83	66.40	154579	1960	1950	Standard	0.70000	25.0	DEPR. BUILDING VALUE - CARD		38,650						
Sub Floor System - 2 Slab on Grade	6.00	TYPE: COMMERCIAL										DEPR. OB/XF VALUE - CARD		0							
Exterior Walls - 10 Vinyl/Aluminum Siding	19.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD		84,000							
Roofing Structure - 07 Wood Truss (COM)	8.00	COMMERCIAL										TOTAL MARKET VALUE - CARD		122,650							
Roofing Cover - 12 Prefinished Metal	7.00											TOTAL APPRAISED VALUE - CARD		122,650							
Interior Wall Construction - 5 Drywall/Sheetrock	8.00											TOTAL APPRAISED VALUE - PARCEL		122,650							
Interior Floor Cover - 12 Hardwd/Heart Pine/Laminate	14.00											TOTAL PRESENT USE VALUE - PARCEL		0							
Heating Fuel - 01 None	0.00											TOTAL VALUE DEFERRED - PARCEL		0							
Heating Type - 01 None	0.00											TOTAL TAXABLE VALUE - PARCEL		122,650							
Air Conditioning Type - 01 None	0.00											PRIOR									
Commercial Heat & Air - 1 None	0.00											BUILDING VALUE		34,860							
Structural Frame - 02 Wood Frame	10.00											OBXF VALUE		0							
Ceiling & Insulation - 08 Not Suspended - No Insulation	3.00											LAND VALUE		369,600							
Average Rooms Per Floor - 1 Average Rooms Per Floor	0.00											PRESENT USE VALUE		0							
Half-Bathrooms BAS - 0 FUS - 0 LL - 0												DEFERRED VALUE		0							
Plumbing Fixtures 2.00	3.000											TOTAL VALUE		404,460							
Office BAS - 0 FUS - 0 LL - 0	0											PERMIT									
TOTAL POINT VALUE	84.000											CODE		DATE	NOTE	NUMBER	AMOUNT				
ROUT: WTRSHD:																					
SALES DATA																					
OFF. RECORD DATE DEED TYPE Q/U/V/I INDICATE SALES PRICE																					
BOOK PAGE MO/YR																					
01278 2006 8 2001 CV* Q I 150000																					
00728 0454 3 1986 WD* Q I 90000																					
00642 0001 6 1960 WD X I 0																					
00239 0582 6 1901 WD* X I 0																					
00118 0139 6 1901 WD* X I 0																					
BUILDING AREA 1,968																					
NOTES																					
ANTIQUES ANNEXED 1990 PN 102873 PU BLDG'03																					
OLD HSE RAZED'02 SIDING'0 4 LOG BLDG RAZED'07//A																					
NTIQUES ANNEXED 1990 PN																					
102873 PU BLDG'03																					
OLD HSE RAZED'02 SIDING'0																					
4 LOG BLDG RAZED'07//																					
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SUBAREA																					
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
BAS	1,968	100	130675	TOTAL OB/XF VALUE																	0
UBM	1,440	025	23904																		
FIREPLACE	1 - None																				0
SUBAREA TOTALS	3,408		154,579																		
BUILDING DIMENSIONS BAS=W82S24E82N24\$UBM=1440\$.																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
COMMERCIAL	0700	B5	0	0	1.0000	0	0.1000	RF	AC	LC	TO	OT		160,000.00	5.250	AC	0.100	16,000.00	84000		
TOTAL MARKET LAND DATA																	5.250	84,000			
TOTAL PRESENT USE DATA																					