

DAVIDSON COUNTY, NC

6/29/2009 10:41:56 AM

MCKNIGHT JOE L & CLAUDETTE D
906 FAIRWAY AV
5881450

16061000B0029

ID NO: 6788-03-32-3059
CARD NO. 1 of 1
0.000 LT 0.000 SRC=
TW-16 C-EX- AT- LAST ACTION 20080731

COUNTY WIDE ADVL TAX ,THOMASV SCHOOL ADVL TAX ,CITY OF TV ADVL TAX
Reval Year: 2007 P=4-25 BB L29-30 BK747-657 UNITY PARK
Appraised by 19 on 07/31/2008 16002 THOMASVILLE

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE								
Foundation	3								Standard	0.40890										
Continuous Footing	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO MARKET										
Sub Floor System	5	01	01	1,015	101	64.64	65609	1965	1939	% GOOD	59.1	DEPR. BUILDING VALUE - CARD	38,780							
Wood	9.00	TYPE: SINGLE FAMILY RESIDENTIAL							SINGLE FAMILY RESIDENTIAL			DEPR. OB /XF VALUE - CARD	2,822							
Exterior Walls	10	STORIES: 1.0 Story										MARKET LAND VALUE - CARD	12,000							
Aluminum/Vinyl Siding	29.00												TOTAL MARKET VALUE - CARD	53,602						
Roofing Structure	3												TOTAL APPRAISED VALUE - CARD	53,602						
Gable	7.00												TOTAL APPRAISED VALUE - PARCEL	53,600						
Roofing Cover	3												PRESENT USE LAND VALUE - CARD		0					
Asphalt or Composition Shingle	3.00												TOTAL PRESENT USE VALUE - CARD		0					
Interior Wall Construction	5												TOTAL PRESENT USE VALUE - PARCEL		0					
Drywall/Sheetrock	20.00												TOTAL VALUE DEFERRED - PARCEL		0					
Interior Floor Cover	9												TOTAL TAXABLE VALUE - PARCEL		53,600					
Pine or Soft Woods	2.50												PRIOR							
Interior Floor Cover	8												PERMIT							
Sheet Vinyl	2.50												BUILDING VALUE	35,880	CODE	NOTE				
Heating Fuel	2												OBXF VALUE							
Oil, Wood or Coal	0.00												LAND VALUE	7,000						
Heating Type	3												PRESENT USE VALUE	0						
Forced Air - Not Ducted	2.00												DEFERRED VALUE	0						
Air Conditioning Type	3												TOTAL VALUE	42,880						
Central	4.00												SALES DATA							
Bedrooms/Bathrooms/Half-Bathrooms	2												OFF. RECORD	DATE	DEED		INDICATE SALES			
2/1/0	7.000												BOOK	PAGE	MOYR	TYPE	Q/UV/I	PRICE		
Bathrooms													00747	0657	7	1990	WD	Q	I	30,000
BAS - 1 FUS - 0 LL - 0													HEATED AREA 980							
Bedrooms													NOTES							
BAS - 2 FUS - 0 LL - 0																				
TOTAL POINT VALUE	91.000																			
BUILDING ADJUSTMENTS																				
Quality	3																			
Shape/Design	3																			
Size	1.1100																			
TOTAL ADJUSTMENT FACTOR	1.110																			
TOTAL QUALITY INDEX	101																			
SUBAREA																				
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	AYB	EYB	ANN DEP RATE	OVR	% COND	OB /XF DEPR. VALUE		
BAS	980	100	63347	01	STORAGE	30	24	720	8.00	100		L	1945	1990	3		49	2822		
FOP	100	035	2262	TOTAL OB /XF VALUE															2,822.00	
FIREPLACE	Fireplace																			0
SUBAREA TOTALS	1,080		65,609																	
BUILDING DIMENSIONS BAS=W20 W11S20E11N20S38FOP=S5E20N5W20\$E20 N38\$.																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUST AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES				
SFR	0100	R6	50	150	1.000	0	1.00	.17 AC/	PS	12000.00000	1.000	LT	1.000	12000.000	12000					
TOTAL MARKET LAND DATA											1.000					12,000				
TOTAL PRESENT USE DATA											0.000					0				