

+OWNERSHIP 13540
 CANADY JEREMY HOWARD
 CANADY TIFFANY
 331 PEARSON CIRCLE
 NEWPORT NC 28570
 DEED: 1818 774

2024 1/04/2024

PROPERTY DESCRIPTION
 HWY 70 WEST LOT/9A
 325FT HWY/FRTG
 OFB1/3BAY 1650SF DET/GAR
 5779 HWY 70 WEST

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER
 358500914933
 RECORD NUMBER: 3680
 ROUTE 17000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+-100--+
 9 9
 0 0
 +6D0+00--+
 : 9
 9 0
 0 :30
 : E01
 +C60+
 : :
 : :
 1 1
 7 7
 0 0
 : :
 A :
 B-60+
 360-+

TOPO STREET UTILITY ZONING 5.000 ACRES NBHD
 0996

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	10GLAND	5.00AC	30000	1.00	1.00	1.00	150000

LAND VALUE:

150000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	58CPAVING	25000*	1.70	1		25000	1.00	.01	42075
61	01CDETGAR-F	1*	19.11	1		1	1.00	.01	10000

OTHER VALUE:

52075

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	FWA/CAC	METAL	1.00STHT	
SLAB	METALPRE	NONE		14'WALL	
	PREF-MTL	FWA/CAC		BDRM	

IND - IMP C AYB 1984 EYB 1988
 DIMENSIONS: A-DU170DR60DD170DL60 B-DD30DR60DU30DL60 C-MU170DR60DU90DL60DD90 D-MU170MU90MR20DR100DU90DL100DD90 E
 -MD30MR60MU216DU12DR30DD12DL30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%	-CND%	FMV
A	54 INDUSTRI	10200	1.00	36.22	.9370	1.00	33.938	10200	1.00	346167					
	5412 FWA/CAC			7.79			7.790	10200		79458					
	5417 PREF-MTL			2.00-			2.000-	10200		20400-					
B	30 OFC-AVG	1800	1.00	103.66	.7312	1.05	79.585	1800	1.00	143253					
	3012 FWA/CAC							1800							
	3017 PREF-MTL			5.71-			5.710-	1800		10278-					
C	54 INDUSTRI	5400	1.00	36.22	.9370	1.23	41.743	5400	1.00	225412					
	5412 FWA/CAC			7.79			7.790	5400		42066					
	5417 PREF-MTL			2.00-			2.000-	5400		10800-					
D	47 WAREHOUS	9000	1.00	28.42	.9370	1.13	30.090	9000	1.00	270810					
	4701 NONE							9000							
	4717 METALPRE							9000							
E	89 LOAD OPN	360		10.00	1.0000		10.000	360		3600					
			HSF:	26400.00			%COMP: 100			RPCN: 1069288	1.00	1069288	-.50-	.24=	406330
							STRUCTURE VALUE:			40.50	OGRCN/HSF		15.39	FMV/HSF	406330

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	150000	150000	100%	WD		608405
OTHERFEAT	52075	52075	100%	12212017		
STRUCTURE	406330	406330	100%	1818-774		
TOTAL	608405	608405	100%	315000	0193%	

APPRaised-VALUE: 608405