

J & M PROPERTIES OF DOBSON LLC 1/2 AD3 CONSTRUCTION LLC 1/2

110 KIRBY BOWMAN RD
100128848

PLAT: 00044/00091 UNIQ ID 246990
ID NO:

Parcel ID: 5923-00-76-2462-

SPLIT FROM ID

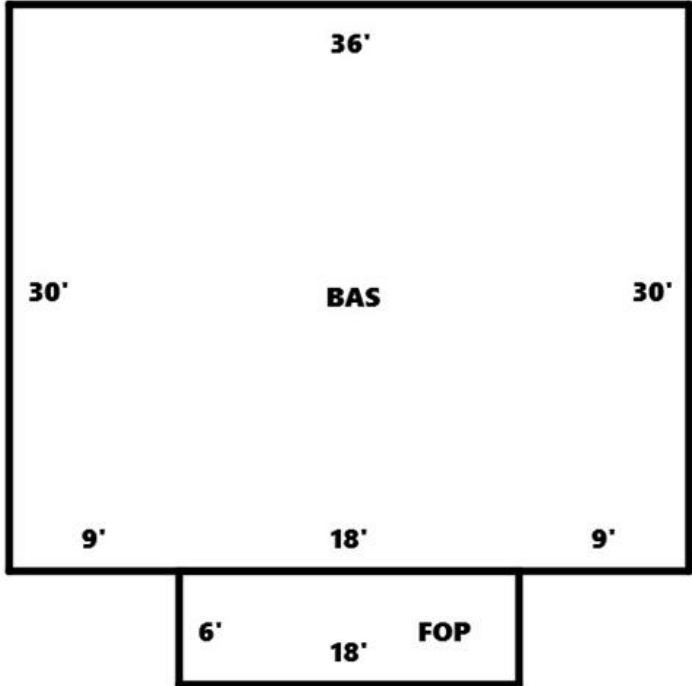
COUNTY WIDE (100), FIRE - SOUTH (100), LANDFILL FEE (1)

CARD NO. 1 of 1
1.1700 AC
TW-12 CI- FR-

SRC= AT- LAST ACTION 20240815

Reval Year: 2025 Tax Year: 2025
Appraised By 46 on 07/25/2024 00100 SOUTH SURRY

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE																													
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		EX-	AT-																													
Foundation	3												CREDENCE TO MARKET																												
Continuous Footing	5.00	50	01	1,118	138			147.66	165084	2025	2024	% GOOD	100.0	DEPR. BUILDING VALUE - CARD 165,080																											
Sub Floor System	5	TYPE: RURAL HOME SITE							SINGLE FAMILY RESIDENTIAL			DEPR. OB/XF VALUE - CARD																													
Wood	9.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD 14,040																													
Exterior Walls	10	TOTAL MARKET VALUE - CARD 179,120																																							
Aluminum/Vinyl Siding	29.00	TOTAL APPRAISED VALUE - CARD 179,120																																							
Roofing Structure	03	TOTAL APPRAISED VALUE - PARCEL 179,120																																							
Gable	7.00	TOTAL PRESENT USE VALUE - LAND 0																																							
Roofing Cover	10	TOTAL VALUE DEFERRED - PARCEL 0																																							
Wood Shingle/Architectural Shingle	4.00	TOTAL TAXABLE VALUE - PARCEL \$ 179,120																																							
Interior Wall Construction	6	PRIOR APPRAISAL																																							
Custom Interior	32.00	PERMIT																																							
Interior Floor Cover	11	BUILDING VALUE 0																																							
Ceramic Clay Tile	11.00	OBXF VALUE 0																																							
Interior Floor Cover	20	LAND VALUE 11,000																																							
VINYL PLANKS	0.00	PRESENT USE VALUE 0																																							
Heating Fuel	04	DEFERRED VALUE 0																																							
Electric	1.00	TOTAL VALUE 11,000																																							
Heating Type	10	ROUT: WTRSHD:																																							
Heat Pump	4.00	SALES DATA																																							
Air Conditioning Type	03	OFF. RECORD																																							
Central	4.00	DATE																																							
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0	DEED																																							
Bedrooms	12.000	INDICATE																																							
BAS - 3 FUS - 0 LL - 0		BOOK																																							
Bathrooms		PAGE																																							
BAS - 2 FUS - 0 LL - 0		MO																																							
Half-Bathrooms		YR																																							
BAS - 0 FUS - 0 LL - 0		TYPE																																							
Office		Q/U																																							
BAS - 0 FUS - 0 LL - 0	0	V/I																																							
TOTAL POINT VALUE	118.000	SALES PRICE																																							
BUILDING ADJUSTMENTS		01885 0735 3 2024 WD* B V 29,000																																							
Quality	4	00227 0043 12 1960 NW* X V 0																																							
Shape/Design	2	HEATED AREA 1,080																																							
Size	Size	NOTES																																							
TOTAL ADJUSTMENT FACTOR	1.170	NEW HOME - 2025 TY																																							
TOTAL QUALITY INDEX	138																																								
SUBAREA														CODE	DESCRIPTION											COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
BAS	1,080	100												159473	TOTAL OB/XF VALUE																										
FOP	108	035												5611																											
SUBAREA TOTALS		1,188												165,084																											
BLDG DIMENSIONS		BAS=W9N30E36S30W9W18Area:1080;FOP=S6W18N6E18Area:108;TotalArea:1188																																							
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	500	0	1.0000	0	1.0000				RP	12,000.00	1.170	AC	1.000	12,000.00	14040	0																							
TOTAL MARKET LAND DATA												1.17															14040														
TOTAL PRESENT USE DATA																																									



5923-00-76-2462- (4066467) Group:0

2/10/2025 2:18:25 AM.