

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

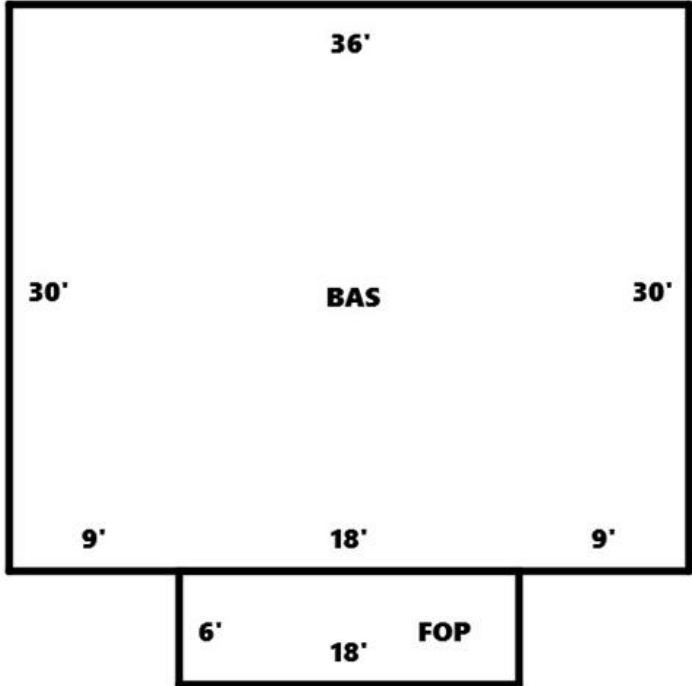
COUNTY WIDE (100), FIRE - SOUTH (100), LANDFILL FEE (1)

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

SRC= AT- LAST ACTION 20240725

Reval Year: 2021 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-	CORRELATION OF VALUE			
Foundation	3												CRENDENCE TO	MARKET		
Continuous Footing	5.00	50	01	1,118	138		118.68	132684	2025	2024	% GOOD			100.0		
Sub Floor System	5	TYPE: RURAL HOME SITE							SINGLE FAMILY RESIDENTIAL			DEPR. BUILDING VALUE - CARD				132,680
Wood	9.00	STYLE: 1 - 1.0 Story										DEPR. OB/XF VALUE - CARD				
Exterior Walls	10											MARKET LAND VALUE - CARD				12,870
Aluminum/Vinyl Siding	29.00											TOTAL MARKET VALUE - CARD				145,550
Roofing Structure	03											TOTAL APPRAISED VALUE - CARD				145,550
Gable	7.00											TOTAL APPRAISED VALUE - PARCEL				145,550
Roofing Cover	10											TOTAL PRESENT USE VALUE - LAND				0
Wood Shingle/Architectural Shingle	4.00											TOTAL VALUE DEFERRED - PARCEL				0
Interior Wall Construction	6											TOTAL TAXABLE VALUE - PARCEL \$				145,550
Custom Interior	32.00											PRIOR APPRAISAL				
Interior Floor Cover	20											PERMIT				
VINYL PLANKS	11.00											BUILDING VALUE				0
Interior Floor Cover	11											OBXF VALUE				0
Ceramic Clay Tile	0.00											LAND VALUE				11,000
Heating Fuel	04											PRESENT USE VALUE				0
Electric	1.00											DEFERRED VALUE				0
Heating Type	10											TOTAL VALUE				11,000
Heat Pump	4.00											ROUT: WTRSHD:				
Air Conditioning Type	03											SALES DATA				
Central	4.00											OFF. RECORD				
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0											DATE				
Bedrooms	12.000											DEED				
BAS - 3 FUS - 0 LL - 0												Q/U				
Bathrooms												V/I				
BAS - 2 FUS - 0 LL - 0												INDICATE				
Half-Bathrooms												SALES PRICE				
BAS - 0 FUS - 0 LL - 0												01885				0735
Office												00227				0043
BAS - 0 FUS - 0 LL - 0	0											12				1960
TOTAL POINT VALUE	118.000											NW*				X
BUILDING ADJUSTMENTS												HEATED AREA 1,080				
Quality	4											NOTES				
Shape/Design	2											NEW HOME - 2025 TY				
Size	Size															
TOTAL ADJUSTMENT FACTOR	1.170															
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			TOTAL OB/XF VALUE															
FOP	108	035																		
SUBAREA TOTALS	1,188																			

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	11,000.00	1.170	AC	1.000	11,000.00	12870	0	
TOTAL MARKET LAND DATA											1.17			12870			
TOTAL PRESENT USE DATA																	