

BRUNSWICK COUNTY

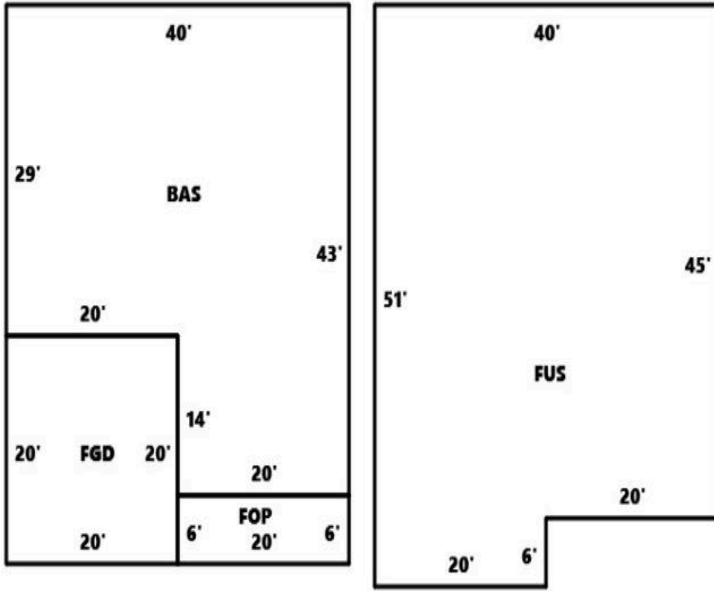
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MCDOWELL VINCENT TERRANCE ETUX MCDOWELL BETHANY CONSTANCE
 3046 BOVERIE ST SW SHALLOTTE 28470 COUNTY
 80123760

Return/Appeal Notes: **Parcel: 214CI04401**
 PLAT: 00047/00039 UNIQ ID 159761 SPLIT FROM ID 62016
 WADE JURNEY HOME ID NO: 109710459885
 CARD NO. 1 of 1
 1.0000 LT SRC= Inspection
 TW-05 CI-00FR-05EX- AT- LAST ACTION 20230210

BRUNSWICK COUNTY (100), CIVIETOWN FIRE (557)
 Reval Year: 2023 Tax Year: 2024 L-2 PH-1 RUTLEDGE PL 47/39
 Appraised by 53 on 02/10/2023 503A RUTLEDGE

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE							
Foundation - 4 Con Ftg/Crawl	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.03000		CREDENCE TO MARKET							
Sub Floor System - 3 Slab Ab Grade	9.00	01	01	3,404	95	114.00	388056	2018	2018	% GOOD		97.0	DEPR. BUILDING VALUE - CARD 376,410							
Exterior Walls - 19 Hardy Plank	32.00	TYPE: SINGLE FAMILY RESIDENTIAL								SFR CONSTRUCTION			DEPR. OB/XF VALUE - CARD 5,410							
Roofing Structure - 03 Gable	7.00	STYLE: 3 - 2.0 Stories											MARKET LAND VALUE - CARD 24,000							
Roofing Cover - 06 Arch Shingle	5.00												TOTAL MARKET VALUE - CARD 405,820							
Interior Wall Construction - 5 Drywall/Sheetrock	21.00												TOTAL APPRAISED VALUE - CARD 405,820							
Interior Floor Cover - 15 Hard Tile	10.00												TOTAL APPRAISED VALUE - PARCEL 405,820							
Interior Floor Cover - 14 Carpet	0.00												TOTAL PRESENT USE VALUE - PARCEL 0							
Heating Fuel - 04 Electric	1.00												TOTAL VALUE DEFERRED - PARCEL 0							
Heating Type - 09 Heat Pump Only	4.00												TOTAL TAXABLE VALUE - PARCEL \$ 405,820							
Air Conditioning Type - 03 Central	4.00												PRIOR							
Bedrooms/Bathrooms/Half-Bathrooms 4/2/1	15.000												BUILDING VALUE 254,620							
Bedrooms BAS - 0 FUS - 4 LL - 0													OBXF VALUE 1,910							
Bathrooms BAS - 0 FUS - 2 LL - 0													LAND VALUE 16,000							
Half-Bathrooms BAS - 1 FUS - 0 LL - 0													PRESENT USE VALUE 0							
Office BAS - 0 FUS - 0 LL - 0	0												DEFERRED VALUE 0							
TOTAL POINT VALUE	113.000												TOTAL VALUE 272,530							
BUILDING ADJUSTMENTS																				
Market/Design	06	.05	1.0500																	
Quality	3	AVERAGE	1.0000																	
Size	Size	SIZE	0.8000																	
Construction Factor	05	1.00	1.0000																	
TOTAL ADJUSTMENT FACTOR	0.840																			
TOTAL QUALITY INDEX	95																			
SUBAREA																				
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LT	WT	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
BAS	1,440	100	164160	22	CONCRETE PAVING		33	17	561	4.50		0		2018	2018	S3		85	2146	
FGD	400	050	22800	32	FENCING		0	0	240	14.00		0		2022	2022	S3		97	3259	
FOP	120	030	4104	TOTAL OB/XF VALUE																
FUS	1,920	090	196992	5,405																
FIREPLACE	1 - None														0					
SUBAREA TOTALS	3,880		388,056																	
BUILDING DIMENSIONS																				
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
SFR	0100	R60	0	0	1.0000	0	1.0000					PW	24,000.00	1.000	LT	1.000	24,000.00	24000		
TOTAL MARKET LAND DATA															24,000					
TOTAL PRESENT USE DATA																				



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