

ANDERSON DAWN MARIE ETVIR ANDERSON CHRISTOPHER D

Return/Appeal Notes:

Parcel: 2411B030

10 PINWOOD DR CALABASH 28467 CAROLINA SHORES 80149915

PLAT: 00000/00000 UNIQ ID 113660

BRUNSWICK COUNTY (100), CALABASH FIRE (400), CAROLINA SHORES (100) CARD NO. 1 of 1

ID NO: 102508976586

Reval Year: 2023 Tax Year: 2025 L-12 B-C S-1 CAROLINA SHORES PLAT 13/4

1.0000 LT

SRC=

Appraised by 97 on 02/16/2023 602B CAROLINA SHORE ACREAGE ESTATES

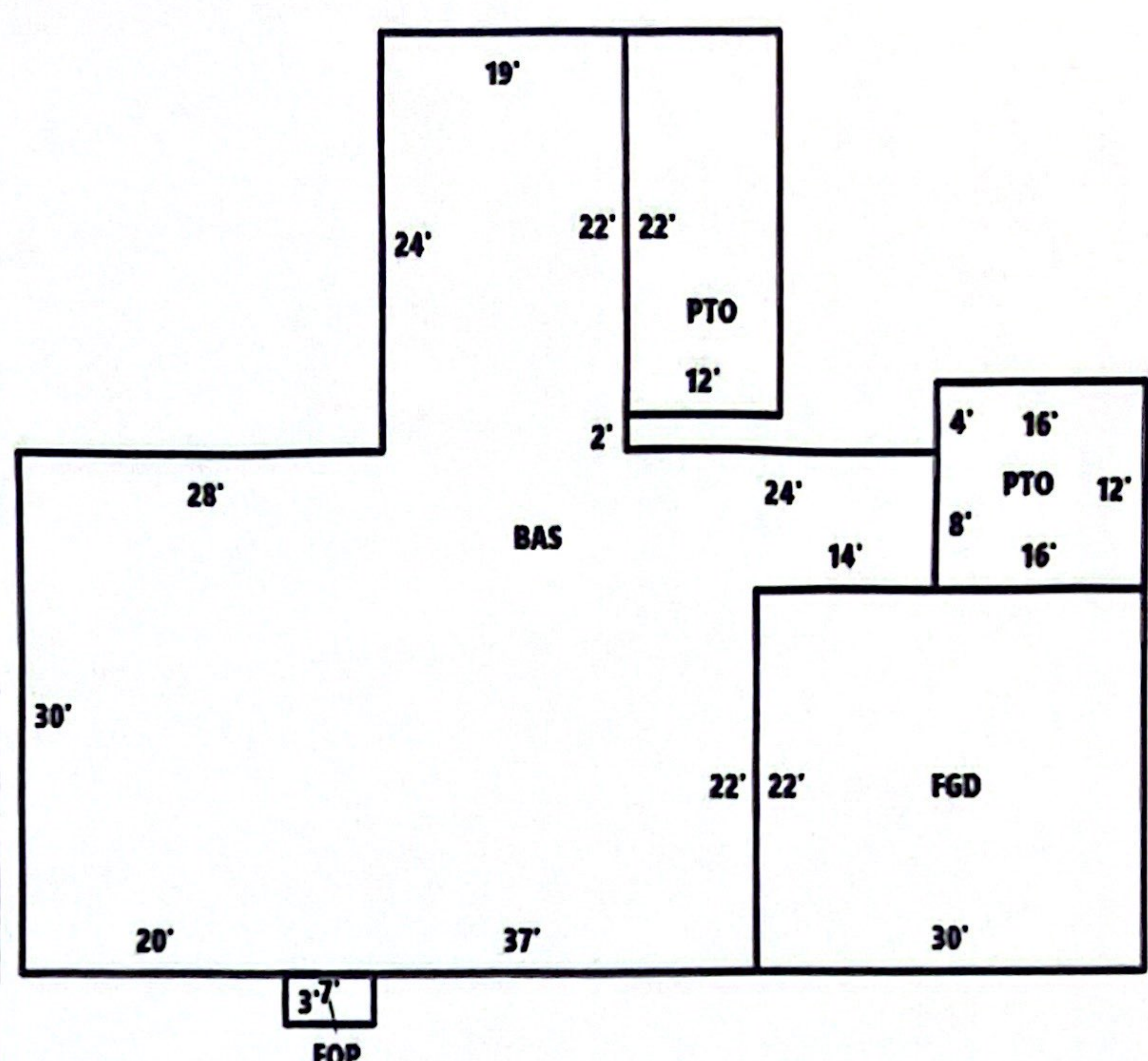
TW-06

CI- 18 FR- 04 EX-

AT-

LAST ACTION 20250207

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	0.33000	CREDENCE TO	MARKET									
Sub Floor System - 4 Plywd/Ptl bd	8.00	01	01	2,637	122	146.40	389356	1988	1978	% GOOD	67.0	DEPR. BUILDING VALUE - CARD	260,870									
Exterior Walls - 21 Face Brick	36.00	TYPE: SINGLE FAMILY RESIDENTIAL							SFR CONSTRUCTION			DEPR. OB/XF VALUE - CARD	3,020									
Roofing Structure - 03 Gable	7.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	72,000									
Roofing Cover - 06 Arch Shingle	5.00												TOTAL MARKET VALUE - CARD	335,890								
Interior Wall Construction - 4 Plywood Panel	18.00												TOTAL APPRAISED VALUE - CARD	335,890								
Interior Floor Cover - 14 Carpet	8.00												TOTAL APPRAISED VALUE - PARCEL	335,890								
Heating Fuel - 04 Electric	1.00												TOTAL PRESENT USE VALUE - PARCEL	0								
Heating Type - 09 Heat Pump Only	4.00												TOTAL VALUE DEFERRED - PARCEL	0								
Air Conditioning Type - 03 Central	4.00												TOTAL TAXABLE VALUE - PARCEL \$	335,890								
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	12.000												PERMIT									
Bedrooms BAS - 3 FUS - 0 LL - 0													CODE	DATE	NOTE	NUMBER	AMOUNT					
Bathrooms BAS - 2 FUS - 0 LL - 0													ROUT: WTRSHD:									
Half-Bathrooms BAS - 0 FUS - 0 LL - 0													SALES DATA									
Office BAS - 0 FUS - 0 LL - 0	0												OFF. RECORD	DATE	DEED		INDICATE SALES PRICE					
TOTAL POINT VALUE	108.000												BOOK	PAGE	MOYR	TYPE	Q/UV/I					
BUILDING ADJUSTMENTS													05124	0958	1	2024	GW	U	I	0		
Market/Design	08	.15	1.1500												05107	1257	12	2023	GW	Q	I	393000
Quality	4	ABOVE AVERAGE	1.1000												04648	1320	6	2021	GW*	Q	I	290000
Size	Size	SIZE	0.8900												03947	0458	8	2017	GW*	Q	I	215000
Construction Factor	05	1.00	1.0000												02250	0002	9	2005	WD	Q	I	225000
TOTAL ADJUSTMENT FACTOR	1.130												01275	0433	1	1999	WD	U	V	0		
TOTAL QUALITY INDEX	122												HEATED AREA 2,278									
SUBAREA													NOTES									
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE				
BAS	2,278	100	333499	85	STORAGE/UTILITY	0.000	10	10	100	20.00	0	-	1980	1980	S3		20	400				
FGD	660	050	48312	22	CONCRETE PAVING	0.000	126	14	1,764	4.50	0	-	1978	1978	S3		20	1588				
FOP	21	030	878	22	CONCRETE PAVING	0.000	26	22	572	4.50	0	-	1978	1978	S3		20	515				
PTO	456	005	3367	22	CONCRETE PAVING	0.000	36	16	576	4.50	0	-	1978	1978	S3		20	518				
FIREPLACE	2 - 1 Story Single		3,300	22	CONCRETE PAVING	0.000																
SUBAREA TOTALS	3,415		389,356	TOTAL OB/XF VALUE															3,021			



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BUILDING DIMENSIONS PTO=W16S4BAS=W24N2PTO=E12N22W12S22\$N22W19S24W28S30E20FOP=S3E7N3W7\$E37FGD=E30N22W30S22\$N22E14N8\$S8E16N12\$.

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR ESTATE	0116	R15			1.0000	0	1.2000	SIZE	PS	60,000.00	1.000	LT	1.200	72,000.00	72000		
TOTAL MARKET LAND DATA																72,000	
TOTAL PRESENT USE DATA																	