PENNY, CANDACE K. MONACHINO, FRANCIS X. **Parcel ID: 17-K-07-012-L-**

299 POWHATAN RD — PLAT: 0039/ UNIQ ID 455272 — SPLIT FROM ID

2000204129 — ID NO: 169605-09-5853

COUNTY TAX (100), WILSONS MILLS (100), WLSNS MILLS F/D (100) — CARD NO. 1 of 1

Reval Year: 2019 Tax Year: 2024 — LOT 2 HOME PLACE SEC 1 PH 2 39/245 — 0.9200 AC — SRC= Owner

Appraised By 25 on 01/20/2010 00014 RURAL CLAYTON & WILSONS MILLS — TW-17 CI-59 FR-26 — EX- — AT- — LAST ACTION 20230719

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	8.00
Sub Floor System	4
Plywood	11.00
Exterior Walls	10
Aluminum/Vinyl Siding	32.00
Roofing Structure	03
Gable	9.00
Roofing Cover	03
Asphalt or Composition Shingle	5.00
Interior Wall Construction	5
Drywall/Sheetrock	28.00
Interior Floor Cover	14
Carpet	8.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	5.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	
4/2/0	0.000
Bedrooms	
BAS - 4 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
TOTAL POINT VALUE	112.000

BUILDING ADJUSTMENTS

Quality	3	C	1.00
Shape/Design	1	MARKET FACTOR 1.0	1.00
Size	Size	Size	0.85
TOTAL ADJUSTMENT FACTOR			0.850
TOTAL QUALITY INDEX			95

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
02	02	2,178	95	64.60	141999	1995	1995

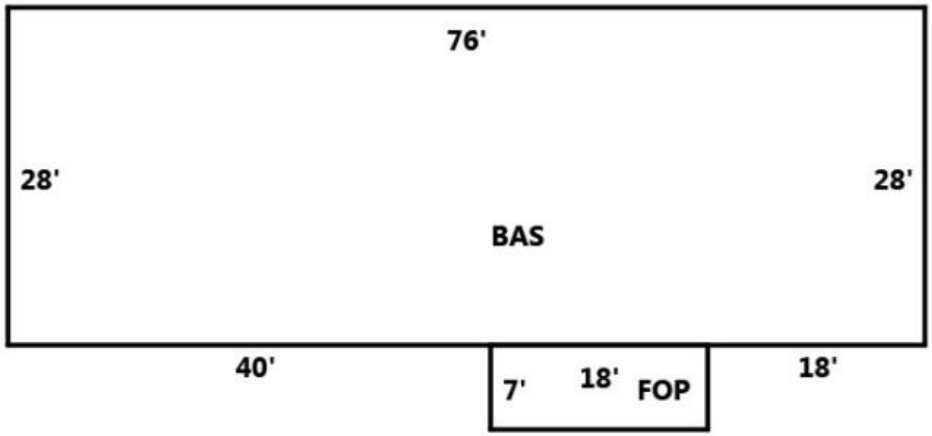
TYPE: MANUFACTURED HOME (DW)

STYLE: 1 - 1.0 Story

DEPRECIATION

	NORM	0.58000
% GOOD		42.0

Manufactured Home



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	59,640
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	31,600
TOTAL MARKET VALUE - CARD	91,240
TOTAL APPRAISED VALUE - CARD	91,240
TOTAL APPRAISED VALUE - PARCEL	91,240
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	91,240

PRIOR	
BUILDING VALUE	55,050
OBXF VALUE	0
LAND VALUE	26,330
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	81,380

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
04265	0760	3	2013	WD	U	I	0
03068	0558	2	2006	WD	U	I	0
01424	0566	1	1995	WD	U	V	15,000
01307	0943	4	1993	WD*	U	V	0

HEATED AREA 2,128

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	2,128	100	137469
FOP	126	040	3230
FIREPLACE	2 - Pre Fabricated		1,300
SUBAREA TOTALS	2,254		141,999

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE														

BLDG DIMENSIONS BAS=N28E76S28W18W18W40Area:2128;FOP=S7W18N7E18Area:126;TotalArea:2254

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
RES HOMESITE PAVED	0200	RES	0	0	1.0600	0	1.0000			32,400.00	0.920	AC	1.060	34,344.00	31596	0	
TOTAL MARKET LAND DATA											0.92				31596		
TOTAL PRESENT USE DATA																	