

FONTANA TRACE ASSOCIATES LLC A NC LIMITED LIABILITY COMPANY

FONTANA TRACE
533786

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 09/21/2020 30500 FONTANA VIEW/TRACE

COUNTY TAX (100)
30-NR-ALMOND FONTANA TRACE LT #33

CARD NO. 1 of 1
1.5380 AC
TW-30 CI- FR-TN

PLAT: 00004/02071 UNIQ ID 1226
ID NO:

Parcel ID: 6632-00-14-6339-
SPLIT FROM ID

CONSTRUCTION DETAIL

TOTAL POINT VALUE0

BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT FACTOR0

TOTAL QUALITY INDEX0

MARKET VALUE

USEMODEff. AreaQUALBASE RATERCNEYBAYB

97V00

% GOOD

VACANT LAND
STYLE:

DEPRECIATION

NORM

EX-

AT-

SRC= Inspection
LAST ACTION 20250919

CORRELATION OF VALUE

CREDENCE TOMARKET

DEPR. BUILDING VALUE - CARD0

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD54,000

TOTAL MARKET VALUE - CARD54,000

TOTAL APPRAISED VALUE - CARD54,000

TOTAL APPRAISED VALUE - PARCEL54,000

TOTAL PRESENT USE VALUE - LAND0

TOTAL VALUE DEFERRED - PARCEL0

TOTAL TAXABLE VALUE - PARCEL \$54,000

PRIOR APPRAISAL

PERMIT

BUILDING VALUE0CODEDATENO.

OBXF VALUE0

LAND VALUE54,000

PRESENT USE VALUE0

DEFERRED VALUE0ROUT: WTRSHD:

TOTAL VALUE54,000

SALES DATA

OFF. RECORD

DATE

DEED

INDICATE

BOOKPAGE

MOYR

TYPE

Q/UV/I

SALES PRICE

05260548122023WDQV83,500

0545086792025WDCAV0

00040170122023PLXV0

0384007152010XV20,000

0380099712010XV144,000

0345010942007XV194,000

HEATED AREA

NOTES

GEN: GENERAL MEMO GEN: LO
T # 33 GEN: GENERAL MEMO
GEN: LOT # 33 GEN: GENERA
L MEMO GEN: LOT # 33

SUBAREA

TYPEGS AREARPL CS

SUBAREA
TOTALS

BLDG DIMENSIONS

CODE

QUALITY

DESCRIPTION

COUNT

LTH

WTH

UNITS

UNIT PRICE

ORIG %
COND

BLDG #

AYB

EYB

DEP
SCH

OVR

% COND

OB/XF DEPR.
VALUE

TOTAL OB/XF VALUE

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

SINGLE FAMILY
RESIDENTIAL01000001.000001.5000+00 +00 +50 +00 +00RP36,000.001.000LT1.50054,000.00540000

TOTAL MARKET LAND DATA54000

TOTAL PRESENT USE DATA

6632-00-14-6339-

8/30/2026 3:57:46 AM.