

NC CROSS CREEK FARM LLC A NC LIMITED LIABILITY COMPANY

440 HUSKY RD
531462

PLAT: 00000/00000 UNIQ ID 38334
ID NO:

Parcel ID: 6683-01-05-1504-

SPLIT FROM ID 12341

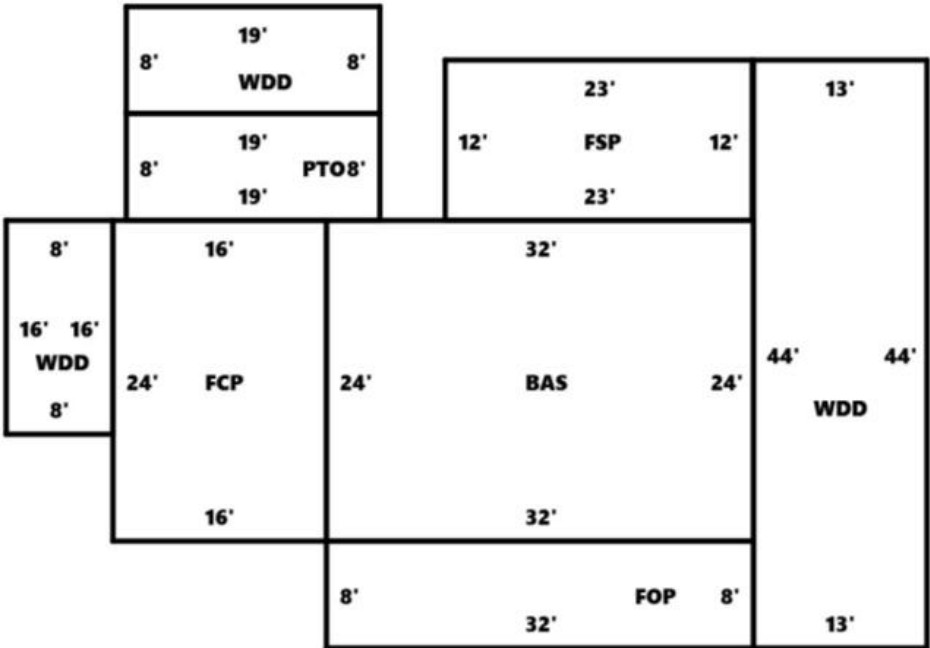
Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 01/22/2021 20100 KIRKLAND/SHEPHERDS CRK/ICE PLANT AREA

COUNTY TAX (100), RESIDENTIAL FEE (2)
20-OR-2875-H-KIRKLANDS CRK

CARD NO. 1 of 2
27.4470 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20210511

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE																	
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.31000	CREDENCE TO					MARKET											
Continuous/Footing	5.00	01	01	1,674	104	94.64	160827	1990	1990	% GOOD	69.0	DEPR. BUILDING VALUE - CARD						110,970											
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL										MARKET LAND VALUE - CARD						191,400											
Plywood	8.00	STYLE: 1 - 1.0 STORY										TOTAL MARKET VALUE - CARD						313,700											
Exterior Walls	09											TOTAL APPRAISED VALUE - CARD						313,700											
Wood on Sheathing	18.00											TOTAL APPRAISED VALUE - PARCEL						413,320											
Roofing Structure	03																												
Gable	7.00																												
Roofing Cover	12																												
Metal, Pre-Finish	14.00																												
Interior Wall Construction	4																												
Plywood Panel	16.00																												
Interior Floor Cover	12																												
Hardwood	9.00																												
Interior Floor Cover	14																												
Carpet	0.00																												
Heating Fuel	04																												
Electric	2.00																												
Heating Type	10																												
Heat Pump	4.00																												
Air Conditioning Type	03																												
Central	5.00																												
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0																												
Bedrooms	12.000																												
BAS - 3 FUS - 0 LL - 0																													
Bathrooms																													
BAS - 2 FUS - 0 LL - 0																													
Half-Bathrooms																													
BAS - 0 FUS - 0 LL - 0																													
Office																													
BAS - 0 FUS - 0 LL - 0																													
0																													
TOTAL POINT VALUE											100.000																		
BUILDING ADJUSTMENTS																													
Quality	3	AVERAGE	1.00																										
Shape/Design	2	Rectangle	1.00																										
Size	Size	Size	1.04																										
TOTAL ADJUSTMENT FACTOR			1.040																										
TOTAL QUALITY INDEX			104																										



DEPR. BUILDING VALUE - CARD										110,970
DEPR. OB/XF VALUE - CARD										11,330
MARKET LAND VALUE - CARD										191,400
TOTAL MARKET VALUE - CARD										313,700
TOTAL APPRAISED VALUE - CARD										313,700
TOTAL APPRAISED VALUE - PARCEL										413,320
TOTAL PRESENT USE VALUE - LAND										0
TOTAL VALUE DEFERRED - PARCEL										0
TOTAL TAXABLE VALUE - PARCEL \$										413,320
PRIOR APPRAISAL					PERMIT					
BUILDING VALUE					210,590	CODE	DATE	NO.		
OBXF VALUE					11,330					
LAND VALUE					191,400					
PRESENT USE VALUE					0					
DEFERRED VALUE					0	ROUT: WTRSHD:				
TOTAL VALUE					413,320					
SALES DATA										
OFF. RECORD		DATE		DEED			INDICATE			
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE			
0409	0123	1	2013	WD	E	I	0			
0386	0651	8	2010		X	V	150,000			
0376	0014	7	2009		X	V	0			
0329	1099	6	2006		X	V	0			
0196	0170	4	1996		X	V	0			
0157	0405	10	1986		X	V	0			
HEATED AREA 1,248										
NOTES										
GEN: GENERAL MEMO GEN: VA										
ULTED CEILINGS IN HALF OF										
HSE EC GEN: PIN # 668301										
054903 &668301055962 COMB										

LDG DIMENSIONS		BAS=W32N24E32S24Area:768;FOP=W32N8E32S8Area:256;WDD=N44E13S44W13Area:572;FSP=N12W23S12E23Area:276;WDD=W8S16E8N16Area:128;FCP=W16S24E16N24Area:384;FUS=Area:480;PTO=N8E19S8W19Area:152;WDD=S8W19N8E19Area:152;TotalArea:3168																
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 RESIDENTIAL	0100		0	0	1.8180	4	0.9500	+00 -05 +00 +00 +00	RG	12,000.00	2.000	AC	1.730	20,760.00	41520	0		
WOODED ACREAGE	0160		0	0	0.9970	4	0.9500	+00 -05 +00 +00 +00	RG	6,200.00	25.447	AC	0.950	5,890.00	149883	0		
TOTAL MARKET LAND DATA											27.447				191403			
TOTAL PRESENT USE DATA																		
6683-01-05-1504-																7/15/2026 5:35:24 PM.		

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CARD NO. 2 of 2
27.4470 AC
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AT- LAST ACTION 20210511

CONSTRUCTION DETAIL			MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE								
Foundation	3		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.02000	CREDENCE TO		MARKET				
Continuous/Footing	5.00		01R	01	802	136	123.76	101656	2019	2019	% GOOD		98.0							
Sub Floor System	4		TYPE: SINGLE FAMILY RESIDENTIAL-RURAL STYLE: 1 - 1.0 STORY										Single Family Residential							
Plywood	8.00																			
Exterior Walls	17																			
Cedar,Redwood or D-Log Siding	25.00																			
Roofing Structure	03																			
Gable	7.00																			
Roofing Cover	12																			
Metal, Pre-Finish	14.00																			
Interior Wall Construction	5																			
Drywall/Sheetrock	23.00																			
Interior Floor Cover	12																			
Hardwood	10.00																			
Heating Fuel	04																			
Electric	2.00																			
Heating Type	10																			
Heat Pump	4.00																			
Air Conditioning Type	03																			
Central	5.00																			
Bedrooms/Bathrooms/Half-Bathrooms	11.000																			
2/2/0																				
Bedrooms																				
BAS - 1 FUS - 0 LL - 1																				
Bathrooms																				
BAS - 1 FUS - 0 LL - 1																				
Half-Bathrooms																				
BAS - 0 FUS - 0 LL - 0																				
Office																				
BAS - 0 FUS - 0 LL - 0	0																			
TOTAL POINT VALUE	114.000																			
BUILDING ADJUSTMENTS																				
Quality	3	AVERAGE	1.00																	
Shape/Design	2	Rectangle	1.00																	
Size	Size	Size	1.19																	
TOTAL ADJUSTMENT FACTOR	1.190																			
TOTAL QUALITY INDEX	136																			
						DEPR. BUILDING VALUE - CARD			99,620											
						DEPR. OB/XF VALUE - CARD			0											
MARKET LAND VALUE - CARD																0				
TOTAL MARKET VALUE - CARD																99,620				
TOTAL APPRAISED VALUE - CARD																99,620				
TOTAL APPRAISED VALUE - PARCEL																413,320				
TOTAL PRESENT USE VALUE - LAND																0				
TOTAL VALUE DEFERRED - PARCEL																0				
TOTAL TAXABLE VALUE - PARCEL \$																413,320				
PRIOR APPRAISAL																PERMIT				
BUILDING VALUE																210,590	CODE	DATE	NO.	
OBXF VALUE																11,330				
LAND VALUE																191,400				
PRESENT USE VALUE																0				
DEFERRED VALUE																0	ROUT: WTRSHD:			
TOTAL VALUE																413,320				
SALES DATA																				
OFF. RECORD	DATE	DEED	INDICATE																	
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE													
0409	0123	1	2013	WD	E	I	0													
0386	0651	8	2010		X	V	150,000													
0376	0014	7	2009		X	V	0													
0329	1099	6	2006		X	V	0													
0196	0170	4	1996		X	V	0													
0157	0405	10	1986		X	V	0													
HEATED AREA 816																				
NOTES																				

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	576	100	71286	TOTAL OB/XF VALUE																
FBM	240	045	13366																	
FOP	336	035	14604																	
FIREPLACE 2 - PreFab			2,400																	
SUBAREA TOTALS		1,152	101,656																	

BLDG DIMENSIONS	BAS=E28S12W8S12W20N24Area:576;FOP=S12E8N12W8Area:96;FOP=W10S24E10N24Area:240;FBM=S24E10N24W10Area:240;TotalArea:1152
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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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	
6683-01-05-1504-											7/15/2026 5:35:24 PM.						