

CAVANAGH, MICHAEL F CAVANAGH, BARBARA A

106 E KING ST
29137

PSE

PLAT: DB 260/39 UNIQ ID

Parcel ID: 780407687314

SPLIT FROM ID

** REVIEW SKETCH **

ID NO:

Reval Year: 2014 Tax Year: 2020
Appraised By 05 on 07/18/2013 01072 Broad Street Commercial 1072

COUNTY (100), EDENTON (100)
OFFICE BLDG

CARD NO. 1 of 1
0.0000 AC
TW-01 CI-01 FR-

SRC= Estimated
AT- LAST ACTION 20190924

| CONSTRUCTION DETAIL | | MARKET VALUE | | | | | | | | DEPRECIATION | | CORRELATION OF VALUE | |
|--------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|------|-----------|--------|------|------|--------------|---------|----------------------|--------|
| FOUNDATION | 3 | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | NORM | 0.24000 | CREDENCE TO | MARKET |
| Continuous Footing | 4.00 | 17 | 04 | 1,218 | 145 | 92.80 | 113030 | 1998 | 1900 | % GOOD | 76.0 | | |
| Sub Floor System | 5 | TYPE: OFFICE OFFICE CONSTRUCTION | | | | | | | | | | | |
| Wood | 11.00 | STYLE: 01 - 1.0 Story | | | | | | | | | | | |
| Exterior Walls | 21 | <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">58'</div> <div style="margin: 0 20px;">BAS</div> <div style="writing-mode: vertical-rl;">21'</div> </div> | | | | | | | | | | | |
| Face Brick | 25.00 | | | | | | | | | | | | |
| Roofing Structure | 03 | | | | | | | | | | | | |
| Gable | 7.00 | | | | | | | | | | | | |
| Roofing Cover | 03 | | | | | | | | | | | | |
| Asphalt or Composition Shingle | 2.00 | | | | | | | | | | | | |
| Interior Wall Construction | 3 | | | | | | | | | | | | |
| Plastered | 22.00 | | | | | | | | | | | | |
| Interior Floor Cover | 09 | | | | | | | | | | | | |
| Pine or Soft Woods | 6.00 | | | | | | | | | | | | |
| Interior Floor Cover | 14 | | | | | | | | | | | | |
| Carpet | 0.00 | | | | | | | | | | | | |
| Heating Fuel | 04 | | | | | | | | | | | | |
| Electric | 1.00 | | | | | | | | | | | | |
| Heating Type | 04 | | | | | | | | | | | | |
| Forced Air - Ducted | 5.00 | | | | | | | | | | | | |
| Air Conditioning Type | 03 | | | | | | | | | | | | |
| Central | 6.00 | | | | | | | | | | | | |
| Structural Frame | 02 | | | | | | | | | | | | |
| Wood Frame | 5.00 | | | | | | | | | | | | |
| Half-Bathrooms | | | | | | | | | | | | | |
| BAS - 0 FUS - 0 LL - 0 | | | | | | | | | | | | | |
| Plumbing Fixtures | 9.00 | | | | | | | | | | | | |
| Office | | | | | | | | | | | | | |
| BAS - 0 FUS - 0 LL - 0 | 0 | | | | | | | | | | | | |
| TOTAL POINT VALUE | 103.000 | | | | | | | | | | | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | |
| Quality | 4 | Above Average | 1.10 | | | | | | | | | | |
| Shape/Design | 4 | factor 4 | 1.04 | | | | | | | | | | |
| Size | Size | Size | 1.23 | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | 1.410 | | | | | | | | | | | | |
| TOTAL QUALITY INDEX | 145 | | | | | | | | | | | | |

| | |
|---------------------------------------|--------|
| DEPR. BUILDING VALUE - CARD | 85,900 |
| DEPR. OB/XF VALUE - CARD | |
| MARKET LAND VALUE - CARD | 13,310 |
| TOTAL MARKET VALUE - CARD | 99,210 |
| TOTAL APPRAISED VALUE - CARD | 99,210 |
| TOTAL APPRAISED VALUE - PARCEL | 99,210 |
| TOTAL PRESENT USE VALUE - LAND | 0 |
| TOTAL VALUE DEFERRED - PARCEL | 0 |
| TOTAL TAXABLE VALUE - PARCEL | 99,210 |

| PRIOR | | PERMIT | | |
|--------------------|--------|--------|------|-----|
| BUILDING VALUE | 85,900 | CODE | DATE | NO. |
| OBXF VALUE | 0 | | | |
| LAND VALUE | 10,890 | | | |
| PRESENT USE VALUE | 0 | | | |
| DEFERRED USE VALUE | 0 | | | |
| TOTAL VALUE | 96,790 | | | |

| SALES DATA | | | | | | | |
|-------------|------|------|----------|------|-----|-----|-------------|
| OFF. RECORD | DATE | DEED | INDICATE | | | | |
| BOOK | PAGE | MO | YR | TYPE | O/U | V/I | SALES PRICE |
| 378 | 306 | 5 | 2007 | D/T | Q | V | |
| 367 | 278 | 10 | 2006 | DEED | Q | V | 247,200 |
| 260 | 28 | 1 | 2000 | AGMT | Q | V | 0 |

BUILDING AREA 1,218

NOTES

22X58
1/S BR OFFICE

| SUBAREA | | | | CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE | |
|---------|-------|-----|--------|------|---------|--------------------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|---------|-----|--------|-------------------|--|
| BAS | 1,218 | 100 | 113030 | | | TOTAL OB/XF VALUE | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | |
|-----------------------|-------|--|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| SUBAREA TOTALS | 1,218 | | 113,030 | | | | | | | | | | | | | | | | | |
|-----------------------|-------|--|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BLDG DIMENSIONS | | | | | | | | | | | | | | | | | | | | |
| 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 |
|----------------------|----------|--------------|----------|-------|--------------|---------|-----------|--------------------------------|-----------|-----------------|------------------|-----------|-------------|---------------------|------------|----------------|------------|
| Commercial | 10 | CD | 22 | 58 | 0.5500 | 3 | 1.0000 | | RP | 1,100.00 | 22.000 | FF | 0.550 | 605.00 | 13310 | 0 | 10- |

| | | | | | | | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|
| TOTAL MARKET LAND DATA | | | | | | | | | | | | | | | 13310 | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |