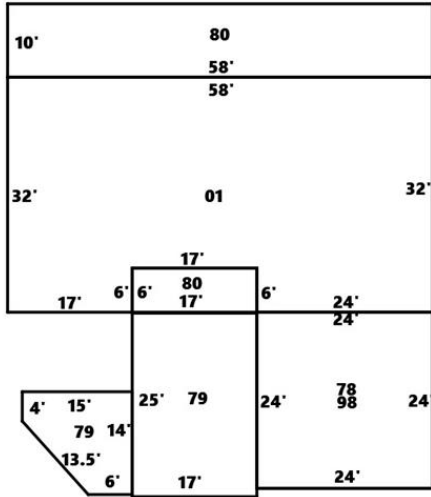


12/13/2022 04:50 OWNERSHIP 71120301	PROPERTY DESCRIPTION 2.47 ACS/LOT 1/HSE PLATBOOK/PAGE/DATE: 9 41/3 NB: 40001 CUNNINGHAM WTRVW NO SUB 123 PEBBLE DR LEASBURG	TAX DESCRIPTION CUNNINGHAM BOAT DOCK #: 588	MAP NUMBER A4 180 RECORD NUMBER: 21131 ROUTE: HY 104 065 LISTER: DMK 4/30/2021 REVIEWER: DMK 5/4/2021	CARD# 1 / 1
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TOPO	STREET	UTILITIES	NOTES	AC
ROLLING	PAVED	WELL SEPTIC ELECTRIC	COMP F/22 RENOS PER LISTING BULKHEAD/PIERS & RETWALL COMP F/2020 GOOD WATER/PRIME VIEW RIP RAP CHG WV LND GRD F21	2.4700

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	53MWTRVIEW3	1.000	220000		1.00		0.95		209000		1.000		209000
2	41TRESID 1	1.470	3200		0.88		1.00		2816		1.470		4140

ACREAGE FACTOR: 6 **FRONTAGE FACTOR:** **LAND VALUE** 213140

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	33 C OFB/DECK	9 * 103	10.78	0.95	10.24	927	9492
2	16 C BOAT HSE	34 * 39	26.25	0.95	24.94	1326	33070
3	62 B BTHSESTG	6 * 12	45.23	0.95	42.97	72	3094
4	19 C PIERS	3 * 40	19.98	0.95	18.98	120	2278
5	92 E RET WALL	3 * 120	3.80	0.00	3.80	360	1368
6	19 C PIERS	5 * 9	20.08	0.00	20.08	45	904
7	19 C PIERS	9 * 20	19.70	0.00	19.70	180	3546
8	49 C BULKHEAD	3 * 70	44.00	0.00	44.00	210	9240

OTHER FEATURES VALUE: 62992

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
STN	LOGS	GABLE	ASPHSHNG	1.0000 STHT 3 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BLDING #
FIBR BRD	HARDWOOD CARPET TILE	GSPACK	GAS	1

IMPROVEMENT TYPE:	Dwelling	GRADE: B+20	AYB: 1996	EYB: 2017	CONDITION: A	DEPR TABLE: 00	SQ FT TABLE:
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DIMENSIONS: 01=N32E58S32W24N6W17S6W17Area:1754;98=S24E24N24W24Area:576;78=S24E24N24W24Area:576;80=N6E17S6W17Area:102;80=E58S10W58N10Area:580;79=S25W17N25E17Area:425;79=W6NW@48.01-13.45N4E15S14Area:165;TotalArea:4178

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
01 01 SNG FAML	1754	1.00	1754	119.73	B 1.20	3.40	3.40	1.00	150.48	1754	263942	0.96		253384
2 BATHS	0		0						6637.00	0	13274	0.96		12743
1 FIREPLACE	0		0						6637.00	0	6637	0.96		6372
78 78 ATTFGARG	576	1.00	576	32.46	1.20			1.00	38.95	576	22435	0.96		21538
98 98 UNFATTIC	576	0.50	288	18.51	1.20			1.00	22.21	288	6396	0.96		6140
80 80 PORCH	102	1.00	102	38.54	1.20			1.00	46.25	102	4718	0.96		4529
80 80 PORCH	580	1.00	580	26.57	1.20			1.00	31.88	580	18490	0.96		17750
79 79 PATIO	165	1.00	165	5.68	1.20			1.00	6.82	165	1125	0.96		1080
79 79 PATIO	425	1.00	425	5.20	1.20			1.00	6.24	425	2652	0.96		2546

1754 HSF 3890 TSF RPCN- 193.65/HSF 339669 VALU- 185.91/HSF 326082

STRUCTURE VALUE 326082

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	P-N%	OTHER CARDS VALUE
LAND	213140		213140	231274	0.92	
OTHER FEAT	62992		62992	62992	1.00	
STRUCTURE	326082		326082	177271	1.84	
TOTAL	602214		602214	461181	1.31	

(1153722) Group:0 **TAX YEAR: 2023** **APPRAISED VALUE** 602214
Person County, NC **REVAL YEAR: 2021** **DEFERRED VALUE** 0 **TAXABLE VALUE** 602214