IREDELL COUNTY **3/10/2025 2:00:35 PM**

HOBBS JOSHUA KEITH **HOBBS JENNIFER REVEE**

Return/Appeal Notes: **Parcel: 4728-16-6118 . 000**

132 PISGAH CHURCH RD

PLAT: /UNIQ ID 3535857 SPLIT FROM ID 3535851

80026456

ID NO: 0914B00000A055

ALLCNTY FIRE (100), COUNTY (100), COUNTY FIRE (100), SOLID WASTE (1)

CARD NO. 1 of 1

Reval Year: 2023 Tax Year: 2025

TALLANT SR-1571

0.5300 AC

SRC=

Appraised by 34 on 01/01/2023 09000 SHARPESBURG TWPS

TW-09 CI-00 FR-67EX- AT- LAST ACTION 20250211

CONSTRUCTION DETAIL

Foundation - 3 Continuous Footing	5.00
Sub Floor System - 4 Plywood	8.00
Exterior Walls - 17 Cedar or Redwood Siding	32.00
Roofing Structure - 03 Gable	7.00
Roofing Cover - 10 Composite SHG heavy	5.00
Interior Wall Construction - 5 Drywall/Sheetrock	20.00
Interior Floor Cover - 14 Carpet	6.00
Interior Floor Cover - 08 Sheet Vinyl/Laminate	0.00
Heating Fuel - 04 Electric	1.00
Heating Type - 10 Heat Pump/Geothermal	4.00
Air Conditioning Type - 03 Central	4.00
Bedrooms/Bathrooms/Half-Bathrooms 3/1/1	10.000
Bedrooms BAS - 3 FUS - 0 LL - 0	_
Bathrooms BAS - 1 FUS - 0 LL - 0	_
Half-Bathrooms BAS - 1 FUS - 0 LL - 0	_
Office BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	102.000

BUILDING ADJUSTMENTS

Market/Design	04	FACTOR 04	1.1000
Quality	3	AVERAGE	1.0000
Size	Size	SIZE	1.0400
TOTAL ADJUSTMENT FACTOR			1.140
TOTAL QUALITY INDEX			116

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	1,317	116	127.60	168050	1986	1982

TYPE: SINGLE FAMILY RESIDENTIAL

STYLE: 1 - 1.0 Story

DEPRECIATION

Standard 0.37000

% GOOD 63.0

SINGLE FAMILY RESIDENTIAL

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+-------------------56-------------------+
IBAS                                      I
7                                         I
I                                         I
+--12---+                                 I
IFCP    I                                 I
I       I                                 I
I       I                                 2
I       I                                 7
I       1                                 I
2       7                                 I
2       I                                 I
I       I                                 I
I       I                                 I
I       +-----17-----+                    I
I       5FOP         +---------27--------+
+--12---+-----17-----+
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CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	105,870
DEPR. OB/XF VALUE - CARD	2,350
MARKET LAND VALUE - CARD	13,020
TOTAL MARKET VALUE - CARD	121,240
TOTAL APPRAISED VALUE - CARD	121,240
TOTAL APPRAISED VALUE - PARCEL	121,240
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	121,240

PERMIT

CODE	DATE	NOTE	NUMBER	AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02364	0292	6	2015	WD*	Q	I	97500
00805	0596	6	1990	CA	Q	I	59000
02341	0023	2	2015	WD	C	V	0
02341	0015	2	2015	DC	T	I	0
00937	1945	12	1994	WD	X	I	0
00622	0560	6	1978	WD	X	I	10000

HEATED AREA 1,221

NOTES

COMB'16

SUBAREA TYPE	GS AREA	%	RPL CS
BAS	1,221	100	155800
FCP	264	025	8422
FOP	85	035	3828
FIREPLACE	1 - None		0
SUBAREA TOTALS	1,570		168,050

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
10	CON PAVING-RES		0	0	869	6.00	100	_	2011	2012	S5		45	2350
TOTAL OB/XF VALUE														2,350

BUILDING DIMENSIONS BAS=W56S7FCP=S22E12FOP=E17N5W17S5$N22W12$E12S17E17S3E27N27$.

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL AC	0120	RA	101	0	2.7000	4	1.3000	+30 +00 +00 +00 +00	RP	7,000.00	0.530	AC	3.510	24,570.00	13022	0	
TOTAL MARKET LAND DATA												0.530				13,020	
TOTAL PRESENT USE DATA																	