

Yadkin County NC

TAX YEAR: 2026

REVAL YEAR: 2023

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HOBSON JOSEPH R & HOBSON HEDY
2236 CARSON DR
BOONVILLE NC 27011-8565

Neighborhood: 0605 North Fall Creek
145044
5028 KURSTIE DR

Plat Book/Page:

Building #: 1

Imp Desc: 01 - BASE RESIDENCES

Effective Year Built: 1962

Grade: C AV

Actual Year Built : 1962

DISTRICT: 116-Fall Creek

1.00 Stories 5 Rooms 3 Bedrooms

2 Bathrooms 0 Half Baths

Finished Area: 1,328.00

1909868,303183(0)

TOTAL PARCEL VALUE	FMV	PUV
LAND VALUE:	207,944	207,944
MISC VALUE:	500	500
BLDG VALUE:	117,371	117,371
TOTAL VALUE	325,815	325,815
PRIOR YEAR:	274,426	274,426

BUILDING

TYPE	CODE	DESCRIPTION	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%Cmpl
AC	OPF	Open Finished Porch		144.00	29.50			100.00				4,248	
AC	01	Base Residences		1,328.00	132.50	1.00		88.00				163,651	
-	01	FRAME SIDING ADJ	1		0.00	1.00		88.00				0	100%
-	011	STACKS	1		0.00	1.00		88.00				0	100%
-	011	OPENINGS	1		2,000.00	1.00		88.00				2,000	100%
-	02	METAL RM02	1		0.00	1.00		88.00				0	100%
-	02	CONCRETE BLOCK	1		0.00	1.00		88.00				0	100%
-	RS	RES ADDITIONAL PLUMBING	1		3,300.00	1.00		88.00				3,300	100%
-	04	GABLE RC04	1		0.00	1.00		88.00				0	100%
-	06	HEAT PUMP	1		3,505.92	1.00		88.00				3,506	100%
-	2	COMBINED-CENTRAL	1		0.00	1.00		88.00				0	100%
AC	CPF	Carport Finished		816.00	19.00			92.00				14,264	
AC	EFP	Enclosed Finished Porch		272.00	46.50			98.00				12,395	
AC	CAN	Canopy		80.00	13.00			102.00				1,061	
Replacement Cost New:						Percent Complete:					x		
Quality:			C			C			1.00		x		
Depreciation:			AV										
Fair Market Value:												117,371	EXCD:

OUT BUILDINGS AND EXTRA FEATURES

#	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	EYB	DT	PCT	ADDTL DEPR	TOTALPCT	QGCD	OBXFValue	EXC D	%COMP
1	MHPP	MOBILE HOME PERSONAL PROP			1	0		0.00	0.000			0		
2	MHPP	MOBILE HOME PERSONAL PROP			1	0		0.00	0.000			0		
3	93	STG			1	0		100.00	0.000			500		

MARKET LAND

LND #	ZONE	LAND TYPE	DESCRIPTION	QTY	ACRES	LAND RATE	ADJUSTED LAND RATE	LAND RATE OVERRID E	DEPTH	DEPTH %	TOPO ADJ	TOPO %	LOC ADJ	LOC %	SIZE	SIZE %	SHAPE	SHAPE %	OTHER ADJ	OTHER ADJ %	TOTAL ADJ	CURRENT FMV	EX
1		AC	H-HOME SITE		1.000	22,000.00	22,000.00						01-01								0.00	22,000	
2		AC	O-OPEN		8.490	6,600.00	6,600.00						01-01								0.00	56,034	
3		AC	W-WOOD ED		17.700	6,600.00	5,164.41						01-01								0.00	91,410	
4		AC	HS-HOME SITE SECO NDAR Y		1.000	16,500.00	16,500.00						01-01								0.00	16,500	

5	AC	H-HOME SITE	1.000	22,000.00	22,000.00						01-01							0.00	22,000
		Total Acres	29.190																

											SALES	DEED BOOK	DEED PAGE	DEED TYPE	DEED DATE	QUALIFIED	SALE PRICE
												0359	0026	UNK	10/01/1993	U	0
												0087	0015	UNK	01/01/1899	Q	0

