

TREDELL COUNTY

PARSONS BERNIE GLENN PARSONS KAREN DAWN

Return/Appeal Notes:

Parcel: 4785-64-3125 . 000

143 FURR RD  
80093424

PLAT: UNIQ ID  
56/10 2943515  
ID NO: 1305Q00000A015B

ALLCNTY FIRE (100), COUNTY (100), COUNTY FIRE (100), SOLID WASTE (1) CARD NO. 1 of 1

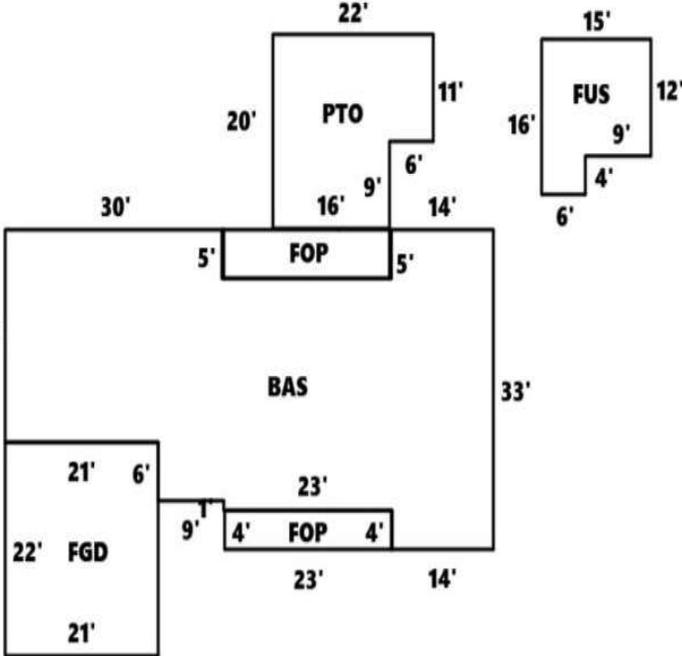
Reval Year: 2023 Tax Year: 2025 L1-2 YATES B HAGER PB-56-10

2.2940 AC SRC=

Appraised by 11 on 01/01/2023 12019 COOL SPRINGS SOUTH

TW-12 CI-FR-52 EX- AT- LAST ACTION 20250623

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE													
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.07000	CREDENCE TO	MARKET										
Continuous Footing	5.00	01	01	2,190	117	128.70	281853	2016	2009	% GOOD	93.0	DEPR. BUILDING VALUE - CARD	262,120										
Sub Floor System - 4	8.00	TYPE: SINGLE FAMILY RESIDENTIAL				SINGLE FAMILY RESIDENTIAL				DEPR. OB/XF VALUE - CARD 1,190													
Plywood	8.00	STYLE: 2 - 1.5 Stories								MARKET LAND VALUE - CARD 37,420													
Exterior Walls - 10	30.00	TOTAL MARKET VALUE - CARD 300,730																					
Vinyl/Aluminum Siding	7.00	TOTAL APPRAISED VALUE - CARD 300,730																					
Roofing Structure - 03	7.00	TOTAL PRESENT USE VALUE - PARCEL 0																					
Gable	5.00	TOTAL VALUE DEFERRED - PARCEL 0																					
Roofing Cover - 10	26.00	TOTAL TAXABLE VALUE - PARCEL \$ 300,730																					
Composite SHG heavy	0.00	PERMIT																					
Interior Wall Construction - 6	14.00	CODE DATE NOTE NUMBER AMOUNT																					
Custom Interior	0.00	ROUT: WTRSHD:																					
Interior Wall Construction - 5	14.00	SALES DATA																					
Drywall/Sheetrock	14.00	OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES																					
Interior Floor Cover - 12	0.00	BOOK PAGE MOYR																					
Hardwood/High End LVP	0.00	20250 1199 4 2018 WD* Q I 245000																					
Interior Floor Cover - 15	4.00	01990 0806 3 2009 WD C V 0																					
Hard Tile	4.00	2003E 0336 4 2003 WB E V 0																					
Heating Fuel - 04	13.000	HEATED AREA 1,932																					
Electric	13.000	NOTES																					
Heating Type - 10	0.00	SPLIT/COMB'10 HSE 100%'10 PAVING,PATIO'11																					
Heat Pump/Geothermal	0.00	EYB A																					
Air Conditioning Type - 03	0.00	dj,,, 19																					
Central	0.00																						
Bedrooms/Bathrooms/Half-Bathrooms	0.00																						
BAS - 3 FUS - 0 LL - 0	0.00																						
Bathrooms	0.00																						
BAS - 2 FUS - 0 LL - 0	0.00																						
Half-Bathrooms	0.00																						
BAS - 1 FUS - 0 LL - 0	0.00																						
Office	0.00																						
BAS - 0 FUS - 0 LL - 0	0.00																						
TOTAL POINT VALUE	117.000																						
BUILDING ADJUSTMENTS																							
Market/Design	03	FACTOR	1.0500																				
Quality	3	AVERAGE	1.0000																				
Size	Size	SIZE	0.9500																				
TOTAL ADJUSTMENT FACTOR	1.000																						
TOTAL QUALITY INDEX	117																						
SUBAREA																							
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE					
BAS	1,728	100	222394	10	CON PAVING-RES		20	22	440	6.00	100	-	2010	2012	S5		45	1190					
FGD	462	045	26770	TOTAL OB/XF VALUE 1,190																			
FOP	207	035	9266																				
FUS	204	080	20978																				
PTO	386	005	2445																				
FIREPLACE	1 - None													0									
SUBAREA TOTALS	2,987													281,853									
BUILDING DIMENSIONS														FOP=W7W16S5E23N5Area:115;PTO=N9E6N11W22S20E16Area:386;FOP=S4E23N4W23Area:92;FUS=N4E9N12W15S16E6Area:204;BAS=N22E30S5E23N15E14S33W14N4W23N1W9N6W21Area:1728;FGD=W21S22E21N22Area:462;TotalArea:2987									
LAND INFORMATION																							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES			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	250	0	1.8500	4	1.2600	+11	+00	+05	+05	+05	RP	7,000.00	2.294	AC	2,330	16,310.00	37415	0			
TOTAL MARKET LAND DATA																		2,294				37,420	
TOTAL PRESENT USE DATA																							



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**IREDELL COUNTY**

**PARSONS BERNIE G PARSONS KAREN D**

Return/Appeal Notes: Parcel: 4785-64-7163 . 000

156 FURR RD  
80074816

PLAT: / UNIQ ID 3546593 SPLIT FROM ID 3546591

ALLCNTY FIRE (100), COUNTY (100), COUNTY FIRE (100), SOLID WASTE (2) CARD NO. 1 of 1

ID NO: 1211B00000A016 B

Reval Year: 2023 Tax Year: 2025 PRIVETTE HAGER SR 2528 OFF

5.4030 AC SRC=

Appraised by 55 on 01/01/2023 12019 COOL SPRINGS SOUTH

TW-12 CI-00 FR-52EX- AT- LAST ACTION 20250623

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION				CORRELATION OF VALUE									
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO												
BUILDING ADJUSTMENTS		01	00							% GOOD				DEPR. BUILDING VALUE - CARD 0								
TOTAL ADJUSTMENT FACTOR		TYPE: SINGLE FAMILY RESIDENTIAL										DEPR. OB/XF VALUE - CARD 11,370										
TOTAL QUALITY INDEX		STYLE:										MARKET LAND VALUE - CARD 58,350										
												TOTAL MARKET VALUE - CARD 69,720										
												TOTAL APPRAISED VALUE - CARD 69,720										
												TOTAL APPRAISED VALUE - PARCEL 69,720										
												TOTAL PRESENT USE VALUE - PARCEL 0										
												TOTAL VALUE DEFERRED - PARCEL 0										
												TOTAL TAXABLE VALUE - PARCEL \$ 69,720										
PERMIT																						
		CODE	DATE	NOTE	NUMBER	AMOUNT																
		ROUT: WTRSHD:																				
SALES DATA																						
OFF. RECORD	DATE	DEED TYPE	Q/U/V/I	INDICATE SALES PRICE																		
BOOK	PAGE	MOYR																				
02731	1998	9	2020	WD*	O	V										79000						
02730	1085	9	2020	WD	E	V										25000						
HEATED AREA																						
NOTES																						
SPLIT'21																						
SUBAREA		GS AREA	RPL CS	CODE	DESCRIPTION	COUNT	LT	HT	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE				
FIREPLACE				D8	MH SITE		0	0	2	5,200.00	100.00	-	1974	1976	S0		100	10400				
SUBAREA TOTALS				24	SHED		18	30	540	6.00	100.00	-	1988	1999	S5		30	970				
		TOTAL OB/XF VALUE 11,370																				
BUILDING DIMENSIONS																						
LAND INFORMATION																						
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				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	602	0	1.3500	4	1.0700	+12	+00	+00	+00	-05	TOPO	RP	7,500.00	5.403	AC	1.440	10,800.00	58352	0	
TOTAL MARKET LAND DATA													5.403					58,350				
TOTAL PRESENT USE DATA																						