

**CHOWAN COUNTY**

4/3/2019 10:08:57 AM

**F&M MCCARTHY FAMILY LLC**  
701 LUKE ST UNIT C  
29376

Return/Appeal Notes:


**Parcel: 7805CC531285**  
EPS PLAT: CB 1/1

Reval Year: 2014 Tax Year: 2019  
Appraised by 02 on 05/17/2013 01014 Hospital 1014

COUNTY (100), EDENTON (100) XXXX  
UNIT C, LUKE ST MED OFF CONDO

\*\* REVIEW SKETCH \*\*  
CARD NO. 1 of 1  
0.000 AC  
TW-01

SRC= Estimated  
CI-01 FR- EX- AT-B LAST ACTION 20171003

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE										
Foundation - 5	USE MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.19000	CREDENCE TO		MARKET								
Slab	19 04	1,770	174	XXXX	XXXX	2001	1993	% GOOD	XXXX	DEPR. BUILDING VALUE - CARD		XXXX								
Sub Floor System - 4 Plywood	9.00	TYPE: MEDICAL/DENTAL BUILDING				OFFICE CONSTRUCTION				DEPR. OB/XF VALUE - CARD		XXXX								
Exterior Walls - 21 Face Brick	25.00	STYLE: 01 - 1.0 Story								MARKET LAND VALUE - CARD		XXXX								
Roofing Structure - 04 Hip	8.00									TOTAL MARKET VALUE - CARD		XXXX								
Roofing Cover - 06 Asbestos Shingle	3.00									TOTAL APPRAISED VALUE - CARD		XXXX								
Interior Wall Construction - 5 Drywall/Sheetrock	22.00									TOTAL APPRAISED VALUE - PARCEL		XXXX								
Interior Floor Cover - 08 Sheet Vinyl	5.00									TOTAL PRESENT USE VALUE - PARCEL		XXXX								
Interior Floor Cover - 14 Carpet	0.00									TOTAL VALUE DEFERRED - PARCEL		XXXX								
Heating Fuel - 03 Gas	1.00									TOTAL TAXABLE VALUE - PARCEL \$		XXXX								
Heating Type - 04 Forced Air - Ducted	5.00									PRIOR										
Air Conditioning Type - 03 Central	6.00									BUILDING VALUE		199,570								
Structural Frame - 02 Wood Frame	5.00									OBXF VALUE		0								
Half-Bathrooms BAS - 0 FUS - 0 LL - 0										LAND VALUE		0								
Plumbing Fixtures 3.00	5.000									PRESENT USE VALUE		0								
Office BAS - 0 FUS - 0 LL - 0	0									DEFERRED VALUE		0								
<b>TOTAL POINT VALUE</b>	<b>106.000</b>									TOTAL VALUE		199,570								
<b>BUILDING ADJUSTMENTS</b>																				
Quality	5	Custom	1.3000																	
Shape/Design	5	factor	1.0600																	
Size	5	Size	1.1900																	
TOTAL ADJUSTMENT FACTOR	1.640																			
TOTAL QUALITY INDEX	174																			
																				
Click on image to enlarge																				
<b>SUBAREA</b>																				
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR COND	OB/XF DEPR. VALUE	
BAS	1,770	100	XXXX	TOTAL OB/XF VALUE																
FIREPLACE														XXXX						
SUBAREA TOTALS	1,770														XXXX					
<b>BUILDING DIMENSIONS</b>																				
<b>LAND INFORMATION</b>																				
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
NO LAND	9910	MA	0	0	1.0000	0	1.0000						XXXX	1.000	UT	1.000	XXXX	XXXX	0	
<b>TOTAL MARKET LAND DATA</b>																			XXXX	
<b>TOTAL PRESENT USE DATA</b>																			XXXX	