

CHOWAN COUNTY

4/3/2019 10:10:02 AM

**BLYSTONE REAL ESTATE LLC F&M MCCARTHY FAMILY LLC** Return/Appeal Notes: Parcel: **780500531285**  
 701 LUKE ST EPS PLAT: CB 1/1  
 29894  
 COUNTY (100), EDENTON (100) XXXX CARD NO. 1 of 1  
 Reval Year: 2014 Tax Year: 2019 PARCEL A, ADAMS TRACT 1.000 AC SRC= Estimated  
 Appraised by 02 on 05/17/2013 01014 Hospital 1014 TW-01 CI-01 FR- EX- AT- LAST ACTION 20180926

CONSTRUCTION DETAIL	MARKET VALUE	DEPRECIATION	CORRELATION OF VALUE
<b>TOTAL POINT VALUE</b>			
<b>BUILDING ADJUSTMENTS</b>	USE MOD Eff. Area QUAL BASE RATE RCN EYBAYB	% GOOD	CREDENCE TO
TOTAL ADJUSTMENT FACTOR	97 00		DEPR. BUILDING VALUE - CARD XXXX
TOTAL QUALITY INDEX	TYPE: VACANT STYLE:		DEPR. OB/XF VALUE - CARD XXXX
			MARKET LAND VALUE - CARD XXXX
			TOTAL MARKET VALUE - CARD XXXX
			TOTAL APPRAISED VALUE - CARD XXXX
			TOTAL APPRAISED VALUE - PARCEL XXXX
			TOTAL PRESENT USE VALUE - PARCEL XXXX
			TOTAL VALUE DEFERRED - PARCEL XXXX
			TOTAL TAXABLE VALUE - PARCEL \$ XXXX
			<b>PRIOR</b>
			BUILDING VALUE 0
			OBXF VALUE 25,220
			LAND VALUE 150,000
			PRESENT USE VALUE 0
			DEFERRED VALUE 0
			TOTAL VALUE 175,220
			<b>PERMIT</b>
			CODE DATE NOTE NUMBER AMOUNT
			ROUT: 171.300WTRSHD:
			<b>SALES DATA</b>
			<b>OFF. RECORD</b>
			BOOK PAGE DATE MOYR DEED TYPE Q/UV/I INDICATE SALES PRICE
			292 72 9 2002 DEED Q V 124000
			285 312 4 2002 DEED Q V 186000
			280 720 12 2001 DEED Q V 310000
			<b>HEATED AREA</b>
			<b>NOTES</b>
			306.24X142.24X306.30X142.3416X27 PORCH ON MED COMP LEXASPHALT 12300 SQ.FT.

SUBAREA		CODE	DESCRIPTION	COUNT	LT	HT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
<b>FIREPLACE</b>		M3	MISC IMPROVEMENT		0	0		1	XXXX	100.00		0	0	S3		30	XXXX
<b>SUBAREA</b>		09	PAVING ASP		0	0	12,300		XXXX	100.00		0	0	S4		50	XXXX
<b>TOTALS</b>			<b>TOTAL OB/XF VALUE</b>														XXXX

BUILDING DIMENSIONS																	
LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	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	VERRIDE VALUE	LAND NOTES
SITE	7	MA	0	0	1.0000	0	1.0000		RP	XXXX	1.000	LT	1.000	XXXX	XXXX		07
<b>TOTAL MARKET LAND DATA</b>																	
<b>TOTAL PRESENT USE DATA</b>																	