EDENTON CHOWAN BOYS & GIRLS CLUB INC — **Parcel ID: 689700048705**

131 MORRISTOWN RD — PET LAND MKT ADJ 20% — PLAT: PC 2/55G UNIQ ID — SPLIT FROM ID

39199 — ID NO:

COUNTY (100), FIRE#1 EDENTON RURAL (100) XXXX — CARD NO. 1 of 1

Reval Year 2014 Tax Year: 2019 — BYRUM TRACT — 8.000 AC — SRC= Estimated

Appraised By 04 on 06/26/2013 00001 Edenton — TW-01 CI- FR-01 — EX-CAL2 AT-B LAST ACTION 20180315

CONSTRUCTION DETAIL

Foundation	5
Slab	10.00
Sub Floor System	4
Plywood	10.00
Exterior Walls	24
Modular Metal	12.00
Roofing Structure	03
Gable	8.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	5
Drywall/Sheetrock	8.00
Interior Floor Cover	03
Concrete Finished	1.00
Heating Fuel	04
Electric	1.00
Heating Type	04
Forced Air Ducted	6.00
Air Conditioning Type	03
Central	6.00
Structural Frame	06
Steel	14.00
Bedrooms/Bathrooms/Half-Bathrooms	
0/2/0	0.000
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	79.000

BUILDING ADJUSTMENTS

Quality	3	Average	1.00
Shape/Design	3	factor 3	1.00
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR			0.990
TOTAL QUALITY INDEX			78

MARKET VALUE

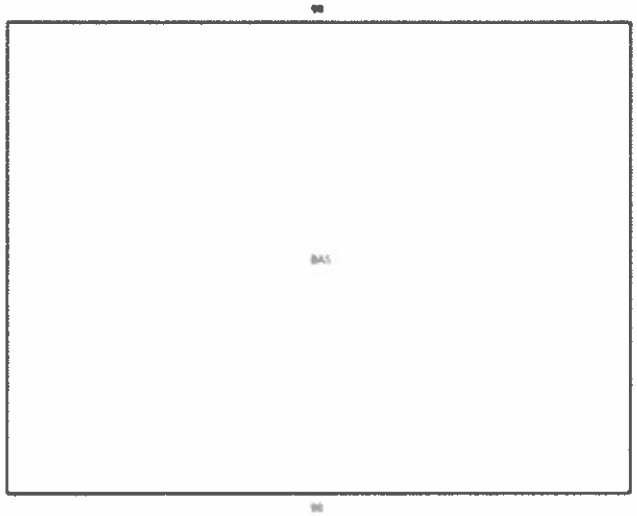
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
77	07	7,252	78	65.72	XXXX	1999	1999

TYPE: CLUB, LODGE, HALL
STYLE: 01 - 1.0 Story

DEPRECIATION

EOBS	0.08000
NORM	0.23000
% GOOD	69.0

COMMERCIAL



CORRELATION OF VALUE

CREDENCE TO	OVERRIDE
DEPR. BUILDING VALUE - CARD	XXXX
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 - LAND	XXXX
TOTAL VALUE DEFERRED - PARCEL	XXXX
TOTAL TAXABLE VALUE - PARCEL	XXXX

PRIOR	
BUILDING VALUE	328,860
OBXF VALUE	4,380
LAND VALUE	56,150
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	389,390

PERMIT

CODE	DATE	NO.

ROUT: 110.000WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
416	444	12	2009	DEED/S	Q	V	0

BUILDING AREA 7,252

NOTES

LEASE AGREEMENT WITH CHOWAN COUNTY-25 YEARS-
RECORDED MARCH 10,2005, BK 335 PG000- BOTH EXEMPT
1/S MF BLDG 74X98

2862.01

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	7,252	100	XXXX
SUBAREA TOTALS	7,252		#Error

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	SIZE FACT	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
24	D	SHED		20	42	840	XXXX	100.00	_	1.20	1999	1999	S5		30	1690
24	D	SHED		20	11	220	XXXX	100.00	_	1.20	1999	1999	S5		30	440
01	D	STORAGE		0	0	84	XXXX	100.00	_	1.25	1999	1999	S3		55	570
24	D	SHED		0	0	360	XXXX	100.00	_	1.20	1999	1999	S5		30	730
97	D	SHELTER		15	24	360	XXXX	100.00	_	1.20	1999	1999	S5		30	550
97		SHELTER		0	0	1	XXXX	0.00		1.20	2006	2006	S5		60	400
TOTAL OB/XF VALUE																4380

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
Open Echaw	2EC	A1	0	0	1.5500	4	1.2000	+00 +00 +20 +00 +00	RP	XXXX	2.160	AC	1.860	XXXX	XXXX	0	2-EC
Open Valhalla	2VAB	A1	0	0	1.5500	4	1.2000	+00 +00 +20 +00 +00	RP	XXXX	1.690	AC	1.860	XXXX	XXXX	0	2-VAB
Open · Arapahoe	2AP	A1	0	0	1.5500	4	1.2000	+00 +00 +20 +00 +00	RP	XXXX	2.780	AC	1.860	XXXX	XXXX	0	2-AP
Open Dragston	2DS	A1	0	0	1.5500	4	1.2000	+00 +00 +20 +00 +00	RP	XXXX	0.370	AC	1.860	XXXX	XXXX	0	2-DS
Commercial	10	A1	0	0	1.0000	0	1.1000	+00 +00 +00 +00 +00	RP	XXXX	1.000	AC	1.100	XXXX	XXXX	0	10-
TOTAL MARKET LAND DATA											8				XXXX		
TOTAL PRESENT USE DATA																	