

CHEN, DE W ZHENG, HUI
1122 N BROAD ST
46368

Return/Appeal Notes:

Parcel: 780516946373
PSE PLAT: PB 2/89

COUNTY (100), EDENTON (100)

CARD NO. 1 of 1

Reval Year: 2014 Tax Year: 2019

NORTHSIDE AUTO

0.0000 AC

SRC= Estimated

Appraised by 02 on 05/14/2013 01058 Oakum Street Commercial 1058

TW-01

CI-01 FR-

EX-

AT- LAST ACTION 20190312

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
Foundation - 5 Slab	10.00	USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB	UC	Under Construction	0.70000	CREDENCE TO MARKET		
Sub Floor System - 2 Slab on Grade- Residential/Commercial	6.00	10	07	5,964	75	57.94	345554	1988	1958	% GOOD		70.0	DEPR. BUILDING VALUE - CARD	241,890
Exterior Walls - 21 Face Brick	25.00	TYPE: COMMERCIAL COMMERCIAL												
Roofing Structure - 01 Flat	6.00	STYLE: 01 - 1.0 Story												
Roofing Cover - 03 Asphalt or Composition Shingle	3.00													
Interior Wall Construction - 1 Masonry or Minimum	5.00													
Interior Wall Construction - 3 Plastered	0.00													
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 - 01 None	0.00													
Structural Frame - 04 Masonry	12.00													
Half-Bathrooms BAS - 0 FUS - 0 LL - 0														
Plumbing Fixtures	4.00													
Office BAS - 0 FUS - 0 LL - 0	0													
TOTAL POINT VALUE	77.000													
BUILDING ADJUSTMENTS														
Quality	3	Average	1.0000											
Shape/Design	2	factor 2	0.9600											
Size	Size	Size	1.0200											
TOTAL ADJUSTMENT FACTOR	0.980													
TOTAL QUALITY INDEX	75													

SUBAREA		CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,188	100	68833		60	110	6,600	4.50	100		1.15	2016	2016	S4		100	34160
BAS	4,776	100	276721														34,160
TOTAL OB/XF VALUE																	

PRIOR				
BUILDING VALUE	1,000			
OBXF VALUE	0			
LAND VALUE	45,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	46,000			
PERMIT				
CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: 40.000WTRSHD:				
SALES DATA				
OFF. RECORD	DATE	DEED	INDICATE SALES PRICE	
BOOK PAGE MOYR		TYPE	Q/UV/I	
98 435 8	1973	DEED	Q	V
468 765 8	2014	DEED	X	I
BUILDING AREA 5,964				
NOTES				
135X378.6x357.9SEC.1/S BRICK RETAIL				

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SUBAREA		GS AREA	%	RPL CS
BAS	1,188	100	68833	
BAS	4,776	100	276721	
FIREPLACE	1 - None			0
SUBAREA TOTALS	5,964		345,554	

BUILDING DIMENSIONS																					
BAS=E60N86W52S48W8S38Area:4776;BAS=E22S54W22N54Area:1188;TotalArea:5964																					
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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
Commercial	10	CH	135	368	1.1200	3	0.8500	RF	AC	LC	TO	OT	RP	400.00	89.910	FF	0.952	380.80	34238	0	10-
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					