

COMM SW COR OF NE1/4, RUN E 44.5
JAFUS ALLEN RD, RUN N 722.23 FT
620.46 FT, S 298.89 FT, E 1318.4

KENT CHARLES G JR/KENT KATHRYN S
C/O JENNIFER CRITCHER, 315 RIVERSIDE DR
BOONE, NC 28607

2026

12-4S-15-00347-011



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	5000IMPROVED AG				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	12415.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	182,894
FGR	440	55		242	22,130
FOP	336	30		101	9,236
FOP	448	30		134	12,254
TOTALS	3,224			2,477	226,515

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	113.4000	127.01	314,604	1997	1997	0	0	0	28.00	72.00
1 SINGLE FAM		100% - 2005		Heated Area: 2000				HX Base Yr 2005				
The diagram shows a floor plan with three main areas: FOP (Front Office Port), BAS (Bathroom Area), and FGR (Front Garden Room). The FOP area is at the top, measuring 56 units wide and 8 units high. The BAS area is in the center, measuring 56 units wide and 36 units high. The FGR area is on the left, measuring 20 units wide and 22 units high. The FOP area is connected to the BAS area by a 20-unit wide corridor. The BAS area is connected to the FGR area by a 22-unit wide corridor. The FOP area is connected to the BAS area by a 27-unit wide corridor. The FOP area is connected to the BAS area by a 21-unit wide corridor. The FOP area is connected to the BAS area by a 15-unit wide corridor. The FOP area is connected to the BAS area by a 40-unit wide corridor. The FOP area is connected to the BAS area by a 4-unit wide corridor. The FOP area is connected to the BAS area by a 4-unit wide corridor. The FOP area is connected to the BAS area by a 31-unit wide corridor. 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