

LOT 65 UNIT 21 THREE RIVERS ESTA
663-516, DC 904-412, WD 1235-561

DOCKERY TIMOTHY K
114 TEA RUSE LN
MURPHY, NC 28906

2026

00-00-00-01334-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms	1	1 100	
Bathrooms	1	1 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units	0	0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
FSP	160	40	
TOTALS	360		264 6,140

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	264	96.9000	58.14	15,349	1984	1984	0	0	60.00	40.00													
1 MOBILE HME 0% - 0			Heated Area: 200				HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				6,140		
TOTAL MARKET OB/XF VALUE				7,720		
TOTAL LAND VALUE - MARKET				24,000		
TOTAL MARKET VALUE				37,860		
SOH/AGL Deduction				15,849		
ASSESSED VALUE				22,011		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				22,011		
TOTAL JUST VALUE				37,860		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				31,860		
XFOB:1:1: RESORT TR TR'L						
BLDG:1:1: RESORT TR TR'L						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/0561	5/21/2012	WD	U	I	37	1,000
GRANTOR: MARILYN S BOONE						
GRANTEE: TIMOTHY K DOCKERY						
0663/0516	9/26/1988	WD	Q	V		4,800
GRANTOR: POPE WALTER &						
GRANTEE: BOONE ROBERT H &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W25 S8 E2 FSP= S8 E20 N8 W20\$ E23 N8\$.						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300		
2	0296	SHED METAL	0	0	10	120.00	UT	3.50	3.50	100	1993	1993	3	100	420		
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		
TOTALS													360		264	6,140	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0102	C	SFR/MH	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000								