

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

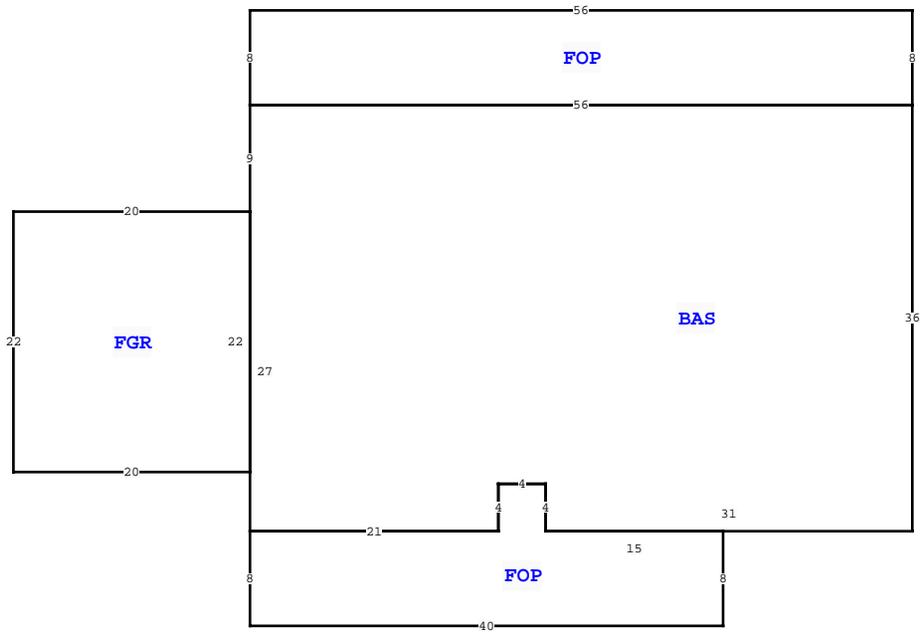
KENT CHARLES G JR/KENT KATHRYN S  
C/O JENNIFER CRITCHER, 315 RIVERSIDE DR  
BOONE, NC 28607

**2026**

12-4S-15-00347-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET 70	
Interior Floor	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	1.100	
Architctual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,000	100	
FGR	440	55	
FOP	336	30	
FOP	448	30	
TOTALS	3,224		

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	129.28	320,227	1997	1997	0	0	28.00	72.00
1 SINGLE FAM 100% - 2005 Heated Area: 2000 HX Base Yr 2005											



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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	230,563		
TOTAL MARKET OB/XF VALUE	1,220		
TOTAL LAND VALUE - MARKET	114,410		
TOTAL MARKET VALUE	243,772		
SOH/AGL Deduction	86,267		
ASSESSED VALUE	157,505		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	106,094		
TOTAL JUST VALUE	346,193		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	331,831		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12046	SFR	315	01/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0422	3/03/2015	WD	U	I	30	100
GRANTOR: CHARLES G JR & KATHRY						
GRANTEE: KENT & CRITCHER (JT)						
1007/0540	2/13/2004	WD	Q	I		180,000
GRANTOR: RICHARDSON						
GRANTEE: KENT						

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	0166	CONC, PAVMT	0	100	0	680.00	UT	1.50	1.50	100	1997	1997	3	100	1,020	
2	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

BUILDING NOTES	
453 SW JAFUS AVE, LAKE CITY	

BUILDING DIMENSIONS	
FOP= N8 W56 S8 E56\$ BAS= W56S9 FGR= W20 S22 E20 N22\$ S27 FOP= S8 E40 N8 W15 N4 W4 S4 W21\$ E21 N4 E4 S4 E31 N36\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.46	AC		1.00	1.00	1.00	280.00	280.00	3,489							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	12.46	AC		1.00	1.00	1.00	8,500.00	8,500.00	105,910							