

Property Summary

Tax Year: 2022

REID	9497643920000	PIN	9497-64-3920	Property Owner	KHAN, RYAN G HEIRS;SUBANBAEVA, ZULFIA K
Location Address	1016 SEVENTY FIRST SCHOOL RD	Property Description	SCOTSDALE LOMAJ PT 206 SE03 PL0036-0039	Owner's Mailing Address	701 CASTLE ST WILMINGTON NC 28401

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	0036-0039	Deed Date	4/11/2021	Total Appraised Land Value	\$67,183
Old Map #		Deed Book	008376	Total Appraised Building Value	\$73,866
Market Area	8028	Deed Page	00161	Total Appraised Misc Improvements Value	
Township	NONE	Revenue Stamps		Total Cost Value	\$141,049
Planning Jurisdiction	COUNTY	Package Sale Date	4/19/2010	Total Sales Comp Value	\$115,800
City	FAYETTEVILLE	Package Sale Price	\$98,000	Total Appraised Value - Valued By Cost	\$141,049
Fire District		Land Sale Date		Other Exemptions	
Spec District		Land Sale Price		Exemption Desc	
Land Class	C101-COMMERC	Improvement Summary		Use Value Deferred	
History REID 1		Total Buildings	1	Historic Value Deferred	
History REID 2		Total Units	0	Total Deferred Value	
Acreage	0.33	Total Living Area	1,464	Total Taxable Value	\$141,049
Permit Date		Total Gross Leasable Area	0		
Permit #					

Building Summary

Card 1 1016 SEVENTY FIRST SCHOOL RD

Building Details		Building Description		Building Total & Improvement Details	
Bldg Type	R1-SINGLE-FAMILY-RES	Year Built	1970	Effective Year	1983
Units	0	Additions	2	Remodeled	2006
Living Area (SQFT)	1464	Interior Adj	FIREPLACES (1.00)		
Number of Stories	1.00	Other Features			
Style	000002-STYLE			Grade	335
Foundation	G-PIERS-W/CNTFWL				92%
Frame	CONSTANT			Percent Complete	100
Exterior	12-BRICK/WOOD			Total Adjusted Replacement Cost New	\$81,905
Const Type				Physical Depreciation (% Bad)	A 25%
Heating	M-03&S-01			Depreciated Value	\$61,429
Air Cond	AC-N			Economic Depreciation (% Bad)	0
Baths (Full)	1			Functional Depreciation (% Bad)	0
Baths (Half)	0			Total Depreciated Value	\$61,429
				Market Area Factor	1
				Building Value	\$73,866
				Misc Improvements Value	
				Total Improvement Value	\$73,866

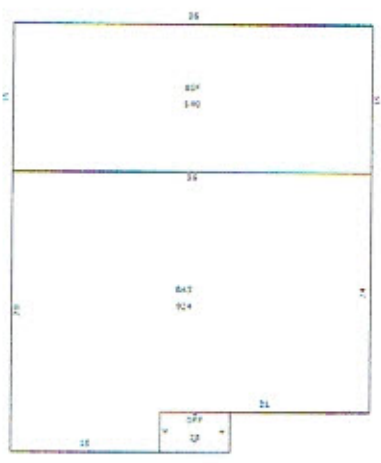
Extra Fixtures	0
Total Plumbing Fixtures	3
Bedrooms	3
Floor	09-HARDWD-PARQUE
Roof Cover	03-COMP SHINGLE
Roof Type	02-GABLE
Main Body (SQFT)	924

Assessed Land Value
Assessed Total Value

Addition Summary

Story	Type	Code	Area
1.00	OPEN PORCH FIN	OPF	28
1.00	BASE SEMI FIN	BSF	540

Building Sketch



Photograph

No Photo Found

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data										
Total Misc Improvements Value Assessed:										

Land Summary

Land Class: C101-COMMERC		Deeded Acres: 0		Calculated Acres: 0.33			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
LC		1096-COMM-SQ-FOOTAG	14374.80 SQUARE FOOT PRICED	\$6.05			\$67,183
Total Land Value Assessed: \$67,183							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	KHAN, RYAN G HEIRS/ SUBANBAEVA, ZULFIA K	WD-WARRANTY DEED	50, 50	0		008376	00161	4/11/2021
1 Back	KHAN, RYAN G/ SUBANBAEVA, ZULFIA K	WD-WARRANTY DEED	100	196	\$98,000	008376	00161	4/19/2010
2 Back	JUARBE, JUAN A	WD-WARRANTY DEED	100	122	\$81,000	007174	00169	3/14/2006
3 Back	CAMPBELL, WENDELL L	WD-WARRANTY DEED	100	35	\$35,000	003379	00270	4/29/1988

Notes Summary

Building Card	Date	Line	Notes
No Data			

Sales of Comparable Properties

Feature	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5					
REID											
PIN											
Address											
Proximity	N/A										
Market Area											
Sales Price	N/A										
Price/SFLA											
Price Source											
Book/Page		/	/	/	/	/					
	Description	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj
Sale Date											
Market Area Type											
Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Land Value											
Style											
No. of Stories											
Grade											
Exterior Wall											
Frame											
Effective Year											
Year Built/ Remod.	undefined / --	undefined / --		undefined / --		undefined / --		undefined / --		undefined / --	
Depreciation											
Bedroom											
Bathroom	F -, H -, EF -	F -, H -, EF -		F -, H -, EF -		F -, H -, EF -		F -, H -, EF -		F -, H -, EF -	
SFLA											
Basement		NONE		NONE		NONE		NONE		NONE	
Econ/Funct Utility											
Heating/Cooling		NONE		NONE		NONE		NONE		NONE	
Garage/Carport Attached		NONE		NONE		NONE		NONE		NONE	
Additions		NONE		NONE		NONE		NONE		NONE	