

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
WOODS DION 1117 BROMLEY DR MATTHEWS, NC 28104 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value								
												RESIDNTL.	101	95,000		95,000									
												RES LAND	101	85,000		85,000									
				SUPPLEMENTAL DATA								RESIDNTL.		101	8,800		8,800								
				Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_378960_2851361				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
														Total		188,800		188,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
WOODS DION				20139/ 72		12/18/2013		Q	I	175,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
GIANNINI JOSEPH J JR				06405/ 024		03/03/1987		U	I	79,900			2017	101	95,500		2016	101	100,400		2015	101	100,400		
GIANNINI				05927/ 0401		10/25/1985		U	I	62,900		G	2017	101	83,300		2016	101	80,800		2015	101	80,800		
													2017	101	8,800		2016	101	8,800		2015	101	8,800		
													Total:		187,600		Total:		190,000		Total:		190,000		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description		Number	Amount														Comm. Int.	
				Total:																					
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																	
0001/A						101		MA																	
NOTES												Appraised Bldg. Value (Card) 95,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 8,800 Appraised Land Value (Bldg) 85,000 Special Land Value 0 Total Appraised Parcel Value 188,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 188,800													
CHIMNEY POOR COND SALE INC 15-38A.																									
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY													
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result				
201503114		12/21/2015		12	REROOF		5,855		04/29/2016	100	04/29/2016				04/29/2016				317	15	PERMIT VISIT				
															02/21/2014		01		317	3	MEAS+INSPCTD				
															07/19/2006				250	22	MAILER SENT				
															04/02/2004				250	22	MAILER SENT				
															03/08/2004				311	1	LEFT NOTICE				
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj.		Special Pricing		S Adj Fact	Adj. Unit Price		Land Value		
1	101	ONE FAM		RC				17,866	SF	4.76	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	4.76		85,000	
Total Card Land Units:				0.41		AC		Parcel Total Land Area:				0.41				AC				Total Land Value:				85,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		103.69	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		166,623	
Heat Type	3		FORCED H/W	AYB		1954	
AC Type	03		FULL	EYB		1974	
Bedrooms	3			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths				Year Remodeled			
Extra Fixtures	0			Dep %		43	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		57	
Basement Floor				Apprais Val		95,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
03	GARAGE	OB	Outbuilding	L	520	28.18	1954	A		AV	60	8,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	918	918		103.69	95,183	
TQS	3/4 STORY	689	918		77.82	71,439	
Ttl. Gross Liv/Lease Area:		1,607	1,836	1,607		166,623	

