



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000828 <b>Parcel ID</b> 0000-31-25N-25W-3-002-00 <b>Cadastral ID</b> 0000-25N-25W-31-3-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 12697 MURPHY FARMS, INC. MURPHY-BROWN, LLC ATTN: ZACH FAIRCLOTH P.O. BOX 856 WARSAW NC 28398-0856																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 3125N25W32 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 32 - Acres <b>Sec/Twn/Rng</b> 31 / 25 / 25 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.63538952 -99.92496940 SEC. 31-25-25 TRACT IN LOTS 3-4;E2SW BOOK 536 PAGE 558					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 32</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 32.00 x 5,000.00 = 160,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 160,000</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 255,030</p> <p>Total Improvement Value 255,030</p> <p>Land Value 160,000</p> <p>Cost Approach Value 415,030</p>	<p>Image ID 18872</p> <p>Image Date 5/17/2022</p> <p>Name 0828_1.JPG</p> <p>Description 1</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 255,030</p> <p>Land Value 160,000</p> <p>Total Appraised Value 415,030</p>



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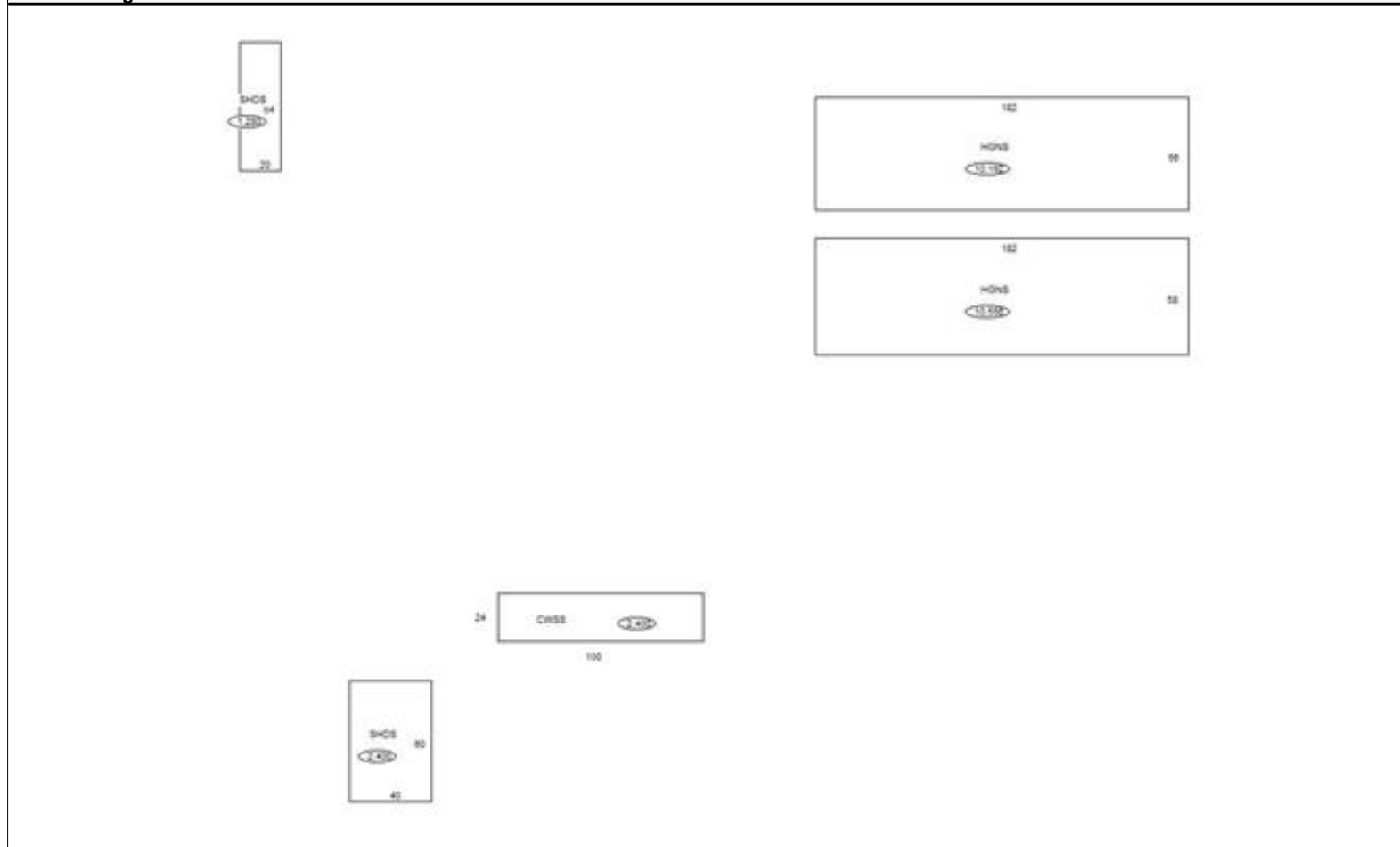
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Sketch Image

300000828



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	HGNS		50	HGNS	10,192	1.000	10,192
2	O	SHDS		50	SHDS	2,400	1.000	2,400
3	O	HGNS		50	HGNS	10,556	1.000	10,556
4	O	CWCN		50	CWSS	2,400	1.000	2,400
5	O	SHDS		50	SHDS	1,280	1.000	1,280

Total Building Area



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small / OFFICE FINISH & SHOWER	60x40x6	Concrete	Formed Metal	2,400	
	Qual	3	Cond	3	Year	2009	
			Eff Age	17			
	Office Finish	Finished Area	4430	Fixture Count		43,933	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (17.53 x 2,400)		43,933	86,005	46,443		39,562	
	PACN	Concrete Paving PAV/TRUCK& OFFICE/SHOWBOX	4.00x0			1,480	
	Qual	3	Cond	3	Year	2000	
			Eff Age	26			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (4.00 x 1,480)		5,920	4,736			1,184	
	MLFS	Manure, Lagoon Flotation System	170x160x0			1	
	Qual	3	Cond	3	Year	1998	
			Eff Age				
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (7,225.00 x 1)		7,225	7,225			7,225	
	MLFS	Manure, Lagoon Flotation System	140x138x0			1	
	Qual	3	Cond	3	Year	1998	
			Eff Age				
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (7,225.00 x 1)		7,225	7,225			7,225	
	MLFS	Manure, Lagoon Flotation System	170x160x0			1	
	Qual	3	Cond	3	Year	1998	
			Eff Age				
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (7,225.00 x 1)		7,225	7,225			7,225	
	MLFS	Manure, Lagoon Flotation System	140x138x0			1	
	Qual	3	Cond	3	Year	1998	
			Eff Age				
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (7,225.00 x 1)		7,225	7,225			7,225	
	CWCN	Car Wash - Self Service / TRUCK WASH	100x24x16	Concrete	Formed Metal	2,400	
	Qual	4	Cond	4	Year	1998	
			Eff Age	22			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (24.65 x 2,400)		59,160	32,538			26,622



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SHDS	Shed - Small / SMALL (NORTH)	64x20x6	Concrete	Galvanized Metal	1,280
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1998	<b>Eff Age</b> 28	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (16.36 x 1,280)			20,941	15,287	5,654
HGNS	Hog - Nursery	182x56x6	Concrete	Galvanized Metal	10,192
<b>Qual</b>	3.5	<b>Cond</b> 3.5	<b>Year</b> 1996	<b>Eff Age</b> 21	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (35.14 x 10,192)			358,147	282,936	75,211
HGNS	Hog - Nursery	182x58x6	Concrete	Galvanized Metal	10,556
<b>Qual</b>	3.5	<b>Cond</b> 3.5	<b>Year</b> 1996	<b>Eff Age</b> 21	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (35.14 x 10,556)			370,938	293,041	77,897
<b>Total Site Improvement Value</b>					<b>255,030</b>