




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:47:34
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Assessment Data					Primary Image																																																																																																																				
Account 300004017 Parcel ID 0000-23-29N-22W-2-001-00 Cadastral ID 0000-29N-22W-23-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 14084 YAUK, HALEY & DUSTY YAUK 518 COTSWOLD WAY HIGHLANDS NC 28741-0000 Parcel Location Situs 2329N22W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 23 / 29 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>MOBILE HOME 5/23/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.95987731 -99.50429330 SEC.23-29-22 NW4 BOOK 654 PAGE 740																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	870 / 1,305
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

MOBILE HOME	5/23/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	78.94	Total Misc Impr	+ 2,036
Roofing Adj	+ 3.07	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 117,685
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 94,148
Plumbing Adj	+ 4.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,537
Adj Base Cost	= 88.62	Lot Value	+ 6,500
Total Area	x 1,305	Indicated Value	= 30,037
Adjusted Cost	= 115,649	Value Per SqFt	23.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,537		
Lot Value	6,500		
Indicated Value	30,037	23.02	Per SqFt
Agland Value	16,944		
Site Improvements	28,352		
Total Value	75,333	57.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	12377	5x3	1940	15	40.47		607
RSPC	Raised Slab Porch - Covered	12378	5x3	1940	15	40.47		607
PRCH	Porch	12379	6x6	1940	36	22.84		822



Harper

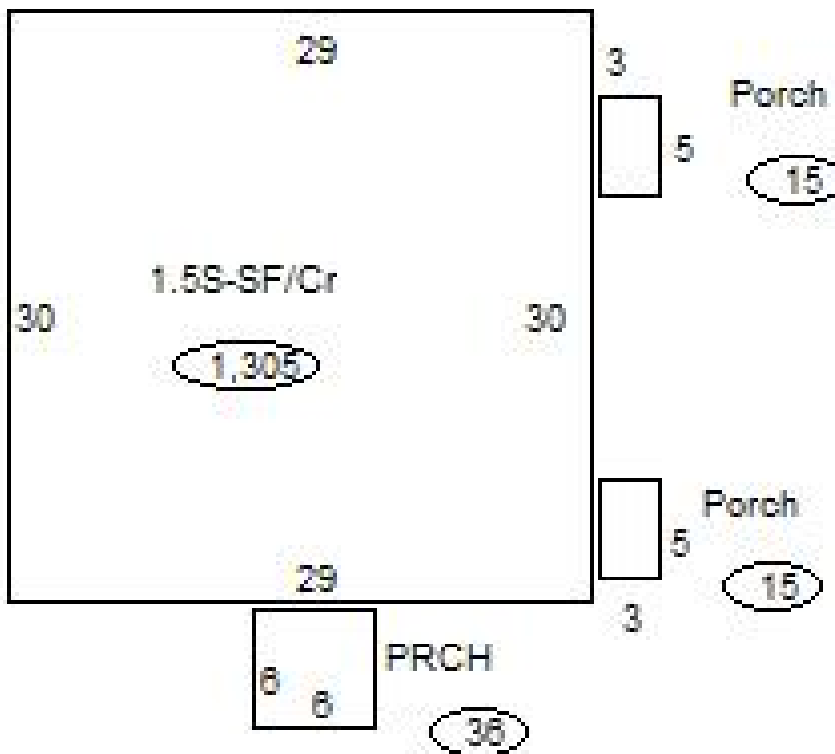
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Sketch Image

300004017



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	870	1.500	1,305
2	M	RSPC		20	Porch	15	1.000	15
3	M	RSPC		20	Porch	15	1.000	15
4	M	PRCH		20	PRCH	36	1.000	36
Total Building Area						870		1,305



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / SHIPPING CONTAINER	70x8x6	Dirt		560
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (13.33 x 560)		7,465		7,465	1,717	5,748
	BNV	Building No Value / BURNED DOWN 2025	48x36x12	Dirt	Formed Metal	1,728
	Qual	3	Cond 3	Year 1980	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 1,728)						
	UTIL	Utility Building	80x54x12	Concrete	Galvanized Metal	4,320
	Qual	3	Cond 3	Year 1967	Eff Age 59	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (19.71 x 4,320)		85,147		85,147	66,415	18,732
	SHDS	Shed, Metal Old Chicken House	10x18x6	Base	Galvanized Metal	180
	Qual	2	Cond 2	Year 1965	Eff Age 73	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (15.81 x 180)		2,846		2,846	2,277	569
	BNV	Open Face Shed	12x36x0		Galvanized Metal	432
	Qual	1	Cond 1	Year 1965	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 432)						
	GBST	Grain Bin 1000 BU GR BIN	0x0x0			1,000
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324
	GBST	Grain Bin 300 BU GR BN	0x0x0	Dirt		300
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1.62 x 300)		486		486	389	97



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage 1000 BU	0x0x0	Dirt		1,000
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
	Base Cost (1.62 x 1,000) 1,620				1,620 1,296	324
	GBST	Grain Bin - Storage	0x0x0	Dirt		300
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
	Base Cost (1.62 x 300) 486				486 389	97
	GRDT	Garage - Detached	28x20x8	Dirt	Galvanized Metal	560
	Qual	2	Cond 2	Year 1940	Eff Age 103	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
	Base Cost (21.97 x 560) 12,303				12,303 9,842	2,461



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 80 x 16
Condition	4 - Good
Quality	4 - Good
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,280 / 1,280
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	58.67	Total Misc Impr	+ 0
Roofing Adj	+ 3.21	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 96,973
Heat/Cool Adj	+ 4.01	Depreciation (21%)	- 20,364
Plumbing Adj	+ 9.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 76,609
Adj Base Cost	= 75.76	Lot Value	+ 0
Total Area	x 1,280	Indicated Value	= 76,609
Adjusted Cost	= 96,973	Value Per SqFt	59.85

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	76,609
Lot Value	
Indicated Value	76,609
Agland Value	59.85 Per SqFt
Site Improvements	
Total Value	76,609
	59.85 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Harper

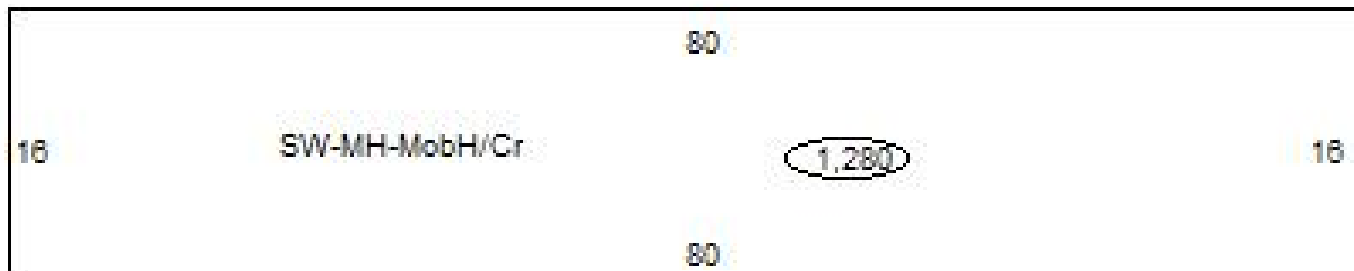
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,280	1.000	1,280
Total Building Area						1,280		1,280



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CB	CAREY SILT 3-5%	CR	41			1.147	209	209	239	239
CB	CAREY SILT 3-5%	NP	41			.128	131	131	17	17
ME	MANSKER LOAM 3-5%	NP	31			24.413	99	99	2,422	2,422
ME	MANSKER LOAM 3-5%	CR	31			46.692	158	158	7,368	7,368
MG	MANSKER-POTTER 5-20%	NP	15			23.559	48	48	1,131	1,131
MG	MANSKER-POTTER 5-20%	CR	15			3.828	76	76	292	292
QA	QUINLAN LOAM	CR	11			.564	56	56	32	32
QA	QUINLAN LOAM	NP	11			16.760	35	35	590	590
QC	QUINLAN-WDWARD 5-12%	NP	14			10.088	45	45	452	452
SA	ST.PAUL 0-1%	CR	60			.858	305	305	262	262
SA	ST.PAUL 0-1%	NP	60			.010	192	192	2	2
WB	WOODWARD 3-8%	CR	33			18.805	168	168	3,159	3,159
WB	WOODWARD 3-8%	NP	33			5.095	106	106	538	538
WD	WOODWARD-QUINLAN3-8%	CR	23			1.561	117	117	183	183
WD	WOODWARD-QUINLAN3-8%	NP	23			3.492	74	74	257	257
NP Totals						157.000			16,944	16,944
Total Agland						157.000			16,944	16,944