

IREDELL COUNTY

5/15/2026 3:38:23 PM

NEFF JEFFREY MICHAEL TAYLOR SAMANTHA CABOT

Return/Appeal Notes: Parcel: 4710-91-2349 .
000

300 CLARK COVE RD

PLAT: UNIQ ID

80086228

7/9 441151

ID NO: 1503D01000A017

ALLCNTY FIRE (100), B & F FIRE (100), COUNTY (100), SOLID WASTE (1)

CARD NO. 1 of
1Reval Year: 2023 Tax Year:
2025

L17 OLD HOMESTEAD PB 7-9

0.4600 AC

SRC=

Appraised by 46 on 01/01/2023 15020 HERONWOOD/CLARK COVE

TW-15

CI-
00FR-
50

EX-

AT-

LAST ACTION
20250624

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE					
Foundation - 3		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		Standard	0.08000	CREDENCE TO MARKET			
Continuous Footing	5.00	01	01	1,317	221	243.10	323088	2015	1978	% GOOD			92.0	DEPR. BUILDING VALUE - CARD	297,240	
Sub Floor System - 4		TYPE: SINGLE FAMILY RESIDENTIAL										SINGLE FAMILY RESIDENTIAL		DEPR. OB/XF VALUE - CARD		9,360
Plywood	8.00													MARKET LAND VALUE - CARD		275,000
Exterior Walls - 16		STYLE: 5 - 1.0 Story w/ basement										TOTAL MARKET VALUE - CARD		581,600		
Log	33.00											TOTAL APPRAISED VALUE - CARD		581,600		
Roofing Structure - 03												TOTAL APPRAISED VALUE - PARCEL		581,600		
Gable	7.00											TOTAL PRESENT USE VALUE - PARCEL		0		
Roofing Cover - 12												TOTAL VALUE DEFERRED - PARCEL		0		
Prefinished Metal	6.00											TOTAL TAXABLE VALUE - PARCEL \$		581,600		
Interior Wall Construction - 6		PERMIT														
Custom Interior	32.00	CODE	DATE	NOTE	NUMBER	AMOUNT										
Interior Floor Cover - 12		ROUT: WTRSHD:														
Hardwood/High End LVP	9.00	SALES DATA														
Interior Floor Cover - 14		OFF. RECORD	DATE	DEED	Q/UV/I	INDICATE SALES PRICE										
Carpet	0.00	BOOK	PAGE	MOYR	TYPE											
Heating Fuel - 04		02855	2242	9	2021	WD*	Q	I						604500		
Electric	1.00	02728	1799	8	2020	WD*	Q	I						300000		
Heating Type - 10		02663	1119	12	2019	WD	D	I						0		
Heat Pump/Geothermal	4.00	2011E	0048	9	2010	WB	E	V						0		
Air Conditioning Type - 03		00535	0269	6	1973	WD*	X	I						6500		
Central	4.00	HEATED AREA 1,715														
Bedrooms/Bathrooms/Half-Bathrooms		NOTES														
2/2/0	11.000	PIER '86 PN126098 PIER'0														
Bedrooms		5 PIER NEVER BUILT														
BAS - 1 FUS - 0 LL - 1		EST .46AC PER PB 7-9														
Bathrooms																
BAS - 1 FUS - 0 LL - 1																
Half-Bathrooms																
BAS - 0 FUS - 0 LL - 0																
Office																
BAS - 0 FUS - 0 LL - 0	0															
TOTAL POINT VALUE	120.000															
BUILDING ADJUSTMENTS																
Market/Design	08	FACTOR	1.3000													
		08														
Quality	5	CUSTOM	1.3000													
Size	Size	SIZE	1.0900													
TOTAL ADJUSTMENT FACTOR			1.840													
TOTAL QUALITY INDEX			221													

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SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
TYPE	GS AREA	%	RPL CS																	
BAS*	750	100	182325	67	PIERS		20	5	100	15.00	100	—	1985	2005	S3		46	690		
FBM*	750	040	72930	C2	WALKWAY		16	4	64	16.00	100	—	1985	2005	S3		46	470		
FUS*	215	080	41813	95	BOATSP/COV		30	22	660	25.00	100	—	1985	2005	S3		46	7590		
WDD*	476	020	23095	88	DECK		12	12	144	14.00	100	—	1985	2005	S5		30	610		
				TOTAL OB/XF VALUE														9,360		
FIREPLACE 3 - 1 Story Single																				
SUBAREA TOTALS 2,191																				
BUILDING DIMENSIONS BAS=Area:750;FUS=Area:215;FBM=Area:750;WDD=Area:440;WDD=Area:36;TotalArea:2191																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR WATER	0122	R20	0	0	1.0000	0	1.1000					RP	250,000.00	1.0000	LT	1.100	275,000.00	275000	0	
TOTAL MARKET LAND DATA																			275,000	
TOTAL PRESENT USE DATA																				