

**Iredell County – 2019 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

LAND APPRAISAL PROCEDURES

PREFACE

Land values are derived primarily by the sales comparison approach to value. It is important that certain factors be accurately identified and considered. These factors include location, size, topography, present use, highest and best use, etc. The following chapter describes procedures for recording these important elements and determining land values.

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LAND APPRAISAL PROCEDURES

INTRODUCTION

The sales comparison approach is the most applicable method for the valuation of land. The income approach should also be considered for properties typically used for rental, when sufficient sale data are not available. This often happens in downtown areas where no vacant parcels remain. The value may be estimated using a land residual approach as detailed in the Income Property Valuation Chapter.

Land value is generally estimated by comparing the subject property to similar properties which have recently sold and making adjustments to the comparable for the different factors affecting land value.

Factors which must be considered include but are not limited to: location, size, shape, topography, accessibility, present use, highest and best use, zoning, utilities, any income to the land, supply and demand for the particular type land, improvements to or on the land. When appraising water front property, waterfront footage, depth of water, location and other factors must be considered. Drainage, sidewalks, curb and guttering are examples of improvements to the land which are included in the value of the land. Building structures are improvements on the land and with few exceptions, (some condominium or cooperative buildings), are valued apart from the land.

LAND APPRAISAL PROCEDURE

All zoning is available on GIS maps.

Roads should be classified paved, dirt, nonexistent, etc. and the availability of public improvements indicated on the property ownership maps as necessary.

Neighborhood Delineation Iredell County

Iredell County uses the neighborhood concept for placing values.

By having neighborhoods defined, the County is able to closely monitor the actions of the market in each. Neighborhoods may be in a stage of growth, a stage of stability, a stage of revitalization, or a stage of decline.

Neighborhoods Considerations:

1. The environment of a subject property that has a direct and immediate effect on value
2. A defined geographic area
3. Properties that are homogeneous
4. Consistency in land values
5. Similar location characteristics

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The following table of road classifications, entered in field as RT (Road Type) and public improvement classifications are to be used as a note to the land data. Adjustments made may be inserted in the "Other Adjustments" portion of the Land Data section of the Field Data Collection Instrument:

ROAD CLASSIFICATIONS

State Maintained:	Not State Maintained:
<p><u>Paved:</u></p> <ul style="list-style-type: none"> ▪ Interstate.....IS ▪ Paved w/water & sewer.....PS ▪ Paved w/waterPW (public or community) No water or sewer: ▪ Rural Paved.....RP ▪ Suburban Paved.....SP ▪ Urban Paved.....UP <p><u>Not Paved</u></p> <ul style="list-style-type: none"> ▪ Rural Gravel.....RG ▪ Rural Gravel w/waterGW ▪ Rural DirtRD ▪ Rural Dirt w/waterDW ▪ Suburban Dirt.....SD ▪ Urban DirtUD 	<ul style="list-style-type: none"> ▪ Rural Dirt Road.....RT ▪ Private DrivePD ▪ NonexistentNX (no legal access to property)

PUBLIC IMPROVEMENT CLASSIFICATIONS:

Curb C
 Electric E
 Gutter..... G
 Natural Gas..... NG

Sewer S
 Sidewalk K
 Storm Drainage..... D
 Water W

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General Guide To Appraising Waterfront Acreage

1. Measure water frontage and apply to Water Frontage Calculator.
2. Complete form, applying the size condition factor on the form.
3. Attach copy of the form to the tax card.
4. Subtract the water front acreage from the total tract and using Land Use Code #0122, enter on the second land line.
5. Use the Base Price established for the water frontage and rural acreage and make additional adjustments as appropriate based on the Condition Factors listed below.

Waterfront Lot Adjustments Per Neighborhood

Determine the waterfront Base Rate by analyzing qualified sales and determining the value of the most typical or average waterfront lot.

<u>Condition Factor</u>	<u>Code</u>	<u>Typical Adjustment Ranges</u>
Location	LOC	0 to 4.00
Size	SZ	0 to .50
Topography	Topo	0 to .50
Water Frontage	WF	0 to .50
Water View	WV	0 to .50
Water Depth	WDepth	0 to .50
Dock Allowed/Not Allowed	DK	0 to .50

After considering each Condition Factor, the total adjustments are calculated to determine the Adjusted Condition Factor for each waterfront lot. The Adjusted Condition Factor for each lot is then multiplied by the Base Rate to determine value. Sales in the neighborhood or similar neighborhoods are analyzed for each reappraisal year. In a year in which a general reappraisal of real property in the county is not made under G.S. 105-286, the property shall be listed at the value assigned when last appraised unless the value is changed in accordance with N.C.G.S. 105-287.

Superior lots in a neighborhood should have a Condition Factor greater than 1.00.
 Inferior lots in a neighborhood should have a Condition Factor less than 1.00.

Parcel Specific Condition Factors

<u>Condition Factor</u>	<u>Code</u>	<u>Typical Adjustment Range/Notes</u>
Shape	SH	0 to .50
Easement, R/W	RW	0 to .75
Topography	Topo	0 to .50 Undeveloped and Tracts only
Corner Lot	CL	1.00 to 2.00
Interstate	I	Up to 2.00
Out Parcel	OUT	1.25 to 1.50
Road Frontage	FTG	0 to 1.50
Private Drive	PD	0 to .40
No Access	NX	0 to .60

Other Condition Factors may be considered in determining the Adjusted Condition Factor, and the adjustment ranges may be increased or decreased for unusual land tracts.

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CALCULATION FOR VARIOUS LOT SHAPES

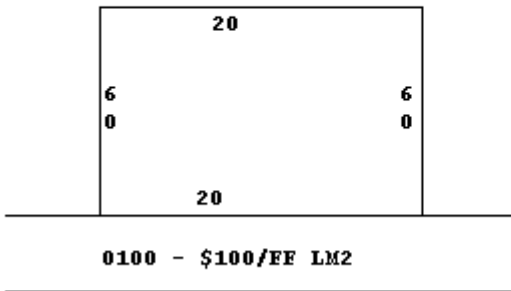
The following grouping of regular and irregular-shaped lots has been prepared to illustrate lot shapes most frequently encountered and the method of computing their value.

Note: The depth factor chart for a standard lot of 150-foot depth, shown in Depth Table No. 3, and a unit foot value of \$10.00 have been used in all of the example calculations.

LAND MODEL 01 – 03

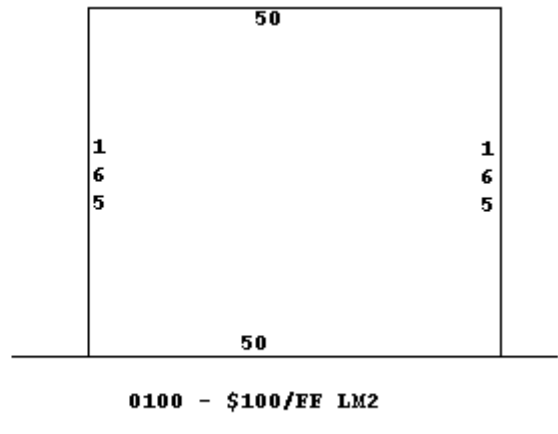
EXAMPLE 1 - (LINE 1)

RECTANGULAR LOT
RULE: Use frontage and 100%
condition factor



EXAMPLE 2 - (LINE 2)

RECTANGULAR LOT
RULE: Use frontage and 100%
condition factor



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
1	100	R6	20	60	0.065	2	1.00	EX.1
2	100	R6	50	165	1.03	2	1.00	EX.2

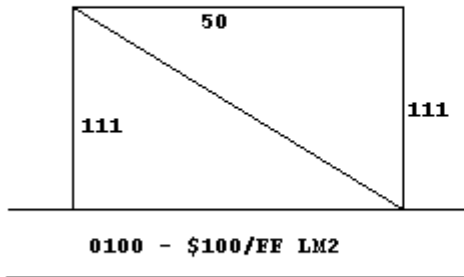
UNIT PRICE	NO. UNITS	TY
100.00	20.00	FF
100.00	50.00	FF

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LAND MODEL 01 – 03

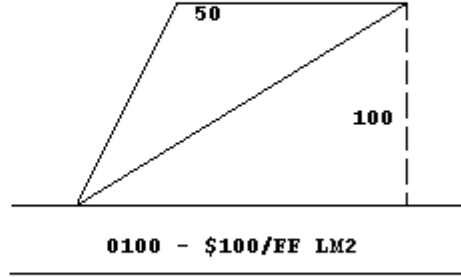
EXAMPLE 3 - (LINE 1)

TRIANGLE WITH APEX ON STREET
RULE: Use 30% condition factor



EXAMPLE 4 - (LINE 2)

TRIANGLE WITH APEX ON STREET
RULE: Use perpendicular for depth as shown and 30% condition factor



CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
100	R6	50	111	0.89	2	0.30	EX.3
100	R6	50	100	0.85	2	0.30	EX.4

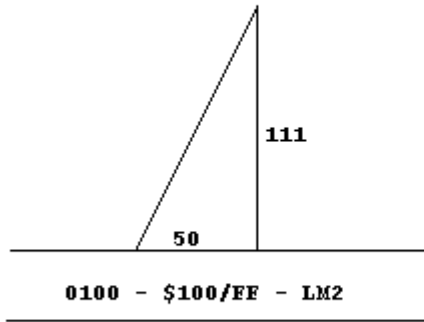
UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

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LAND MODEL 01 – 03

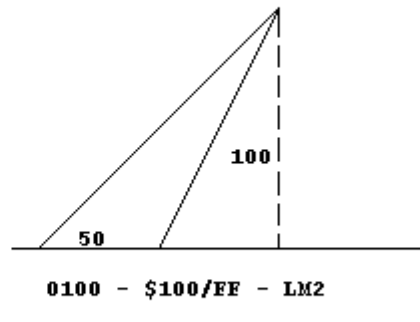
EXAMPLE 5 - (LINE 1)

TRIANGLE WITH BASE ON STREET
RULE: Use 70% condition factor



EXAMPLE 6 - (LINE 2)

TRIANGLE WITH BASE ON STREET
RULE: Use perpendicular for depth as shown and 70% condition factor



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
1	100	R6	50	111	0.89	2	0.70	EX.5
2	100	R6	50	111	0.85	2	0.70	EX.6

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

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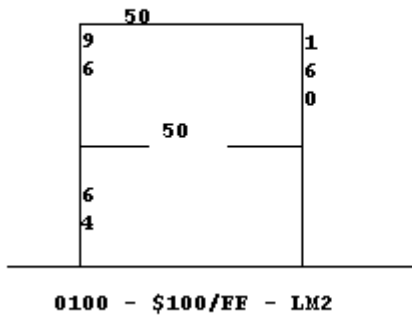
LAND MODEL 01 - 03

EXAMPLE 7 - (LINE 1)

BACK LOT

RULE: Use difference between longest depth factor and shortest depth factor

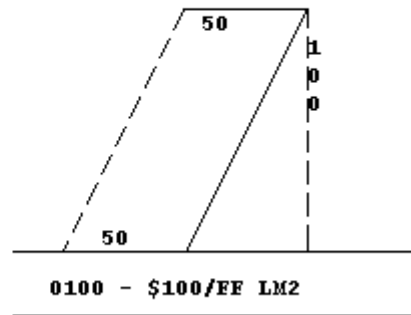
i.e. $1.03 - .69 = .34$



EXAMPLE 8 - (LINE 2)

PARALLEL LOT

RULE: Use perpendicular depth as shown



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
1	100	R6	50	96	1	0	0.34	EX.7
2	100	R6	50	100	0.85	2	1.00	EX.8

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

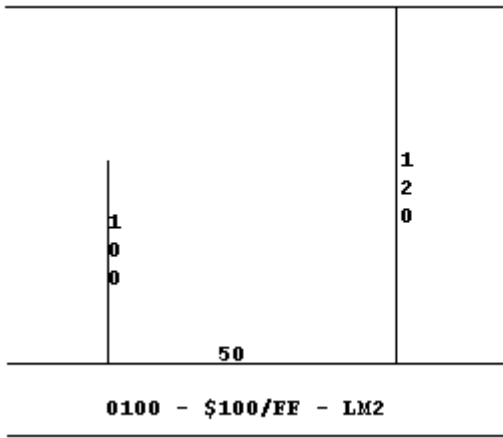
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LAND MODEL 01 – 03

EXAMPLE 9 - (LINE 1)

PARALLEL SIDES

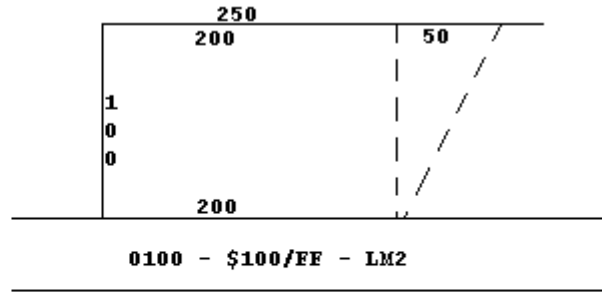
RULE: Use average depth
i.e. $\frac{120 + 100}{2} = \frac{220}{2} = 110$



EXAMPLE 10 - (LINES 2&3)

IRREGULAR LOT

RULE: calculate as rectangle
and triangle



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
1	100	R6	50	110	0.89	2	1.00	EX.9
2	100	R6	200	100	0.85	2	1.00	EX.10
3	100	R6	50	100	0.85	2	0.30	EX.10

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	200.00	FF
100	50	FF

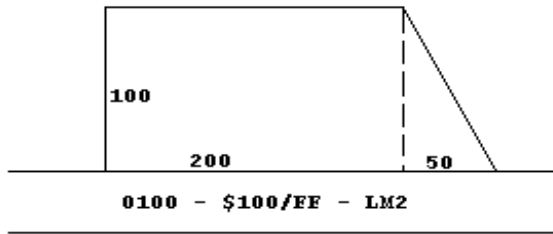
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LAND MODEL 01 – 03

EXAMPLE 11 - (LINES 1&2)

IRREGULAR LOT

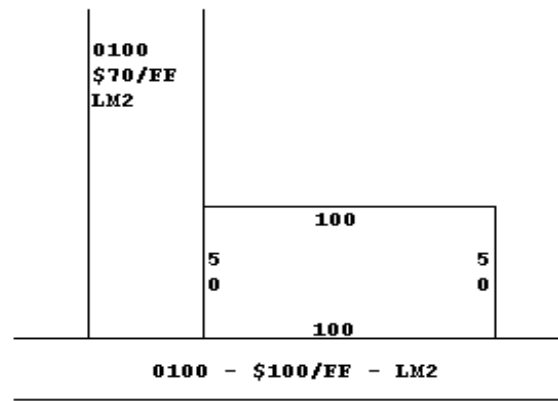
RULE: Calculate as rectangle and triangle



EXAMPLE 12 - (LINE 3)

CORNER LOT

RULE: Use sides with highest value frontage (side with highest dollar value per front foot for frontage figure)



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
1	100	R6	200	100	0.85	2	1.00	EX.11
2	100	R6	50	100	0.85	2	0.70	EX.11
3	100	R6	100	50	0.49	2	1.00	EX.12

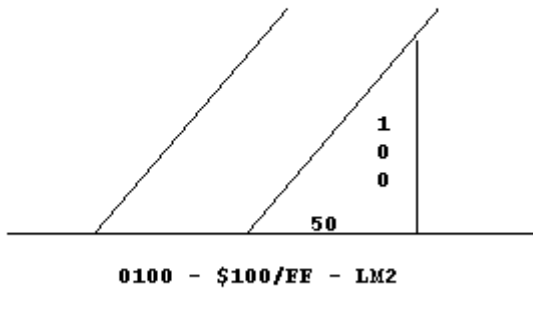
UNIT PRICE	NO. UNITS	TY
100.00	200.00	FF
100.00	50.00	FF
100	100.00	FF

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LAND MODEL 01 – 03

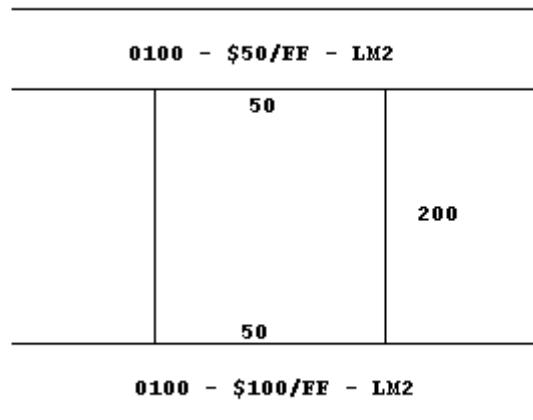
EXAMPLE 13 - (LINE 1)

TRIANGULAR CORNER LOT
RULE: See EXAMPLES #12 and #5



EXAMPLE 14 - (LINES 2 & 3)

THROUGH LOT STANDARD DEPTH
OR MORE
RULE: Compute on high value street and
compute on low value street



CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
100	R6	50	100	0.85	2	0.70	EX.13
100	R6	50	150	1	2	1.00	EX.14
100	R6	50	50	1	2	1.00	EX.14

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF
\$50.00	50.00	FF

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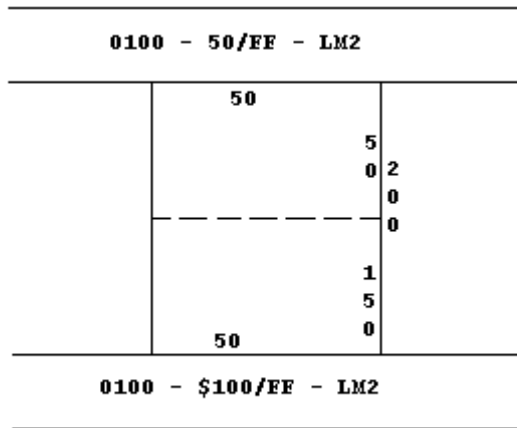
Market Value Schedule

LAND MODEL 01 – 02

EXAMPLE 15 - (LINES 1&2)

THROUGH LOT OVER STANDARD DEPTH

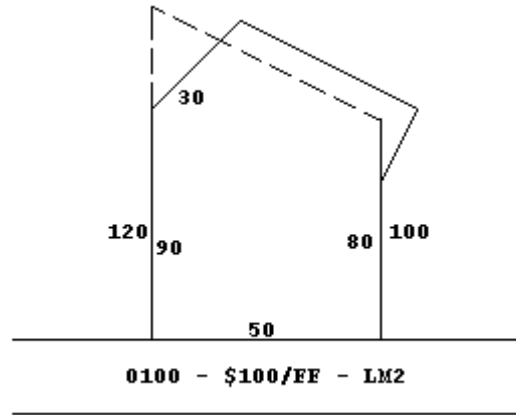
RULE: Compute on high value to standard depth and on low value street the remainder



EXAMPLE 16 - (LINE 3)

IRREGULAR LOT

RULE: Compute as parallel sides see EXAMPLE #9



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
1	100	R6	50	150	1.00	2	1.00	EX.15
2	100	R6	50	150	0.59	2	1.00	EX.15
3	100	R6	50	110	0.89	2	1.00	EX.16

UNIT PRICE	NO. UNITS	TY
\$100.00	50.00	FF
\$50.00	50.00	FF
\$100.00	50.00	FF

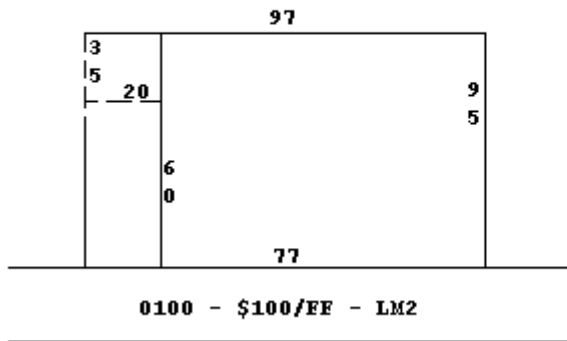
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LAND MODEL 01 – 03

EXAMPLE 17 - (LINES 1&2)

L-SHAPED LOT WITH THE BASE OF THE "L" OFF THE STREET

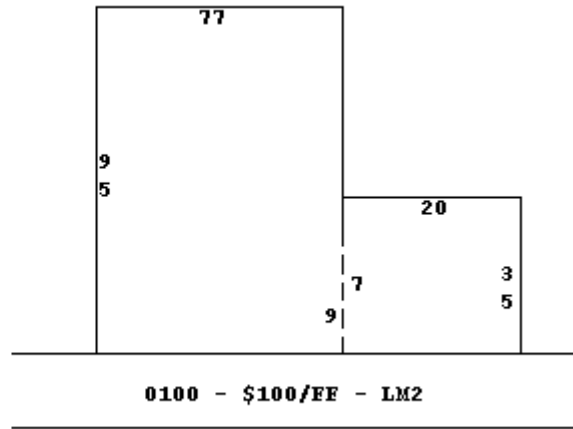
RULE: Compute as rectangle and back lot
(See EXAMPLE #7 back lot depth = .83 - .65 = .18)



EXAMPLE 18 - (LINES 3&4)

L-SHAPED LOT WITH THE BASE OF THE "L" ON THE STREET

RULE: Compute as two separate rectangles



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT RT
1	100	R6	77	95	0.83	2	1.00	EX.17
2	100	R6	20	35	1.00	0	0.18	EX.17
3	100	R6	77	95	0.83	2	1.00	EX.18
4	100	R6	20	35	0.46	2	1.00	EX.18

UNIT PRICE	NO. UNITS	TY
\$100.00	77.00	FF
\$100.00	20.00	FF
\$100.00	77.00	FF
\$100.00	20.00	FF

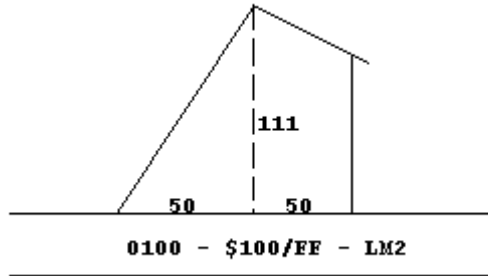
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LAND MODEL 01 – 02

EXAMPLE 19

IRREGULAR LOT

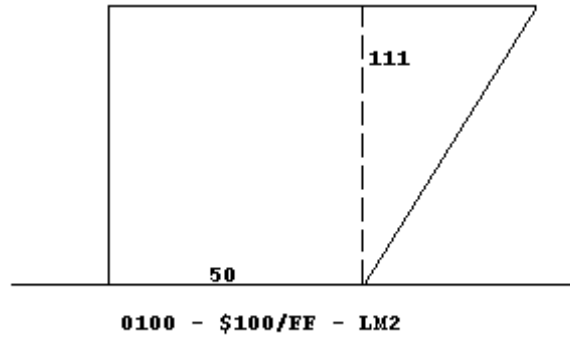
See EXAMPLE #5 and #9 - Figure as 67%
triangle and parallel sides



EXAMPLE 20

IRREGULAR LOT

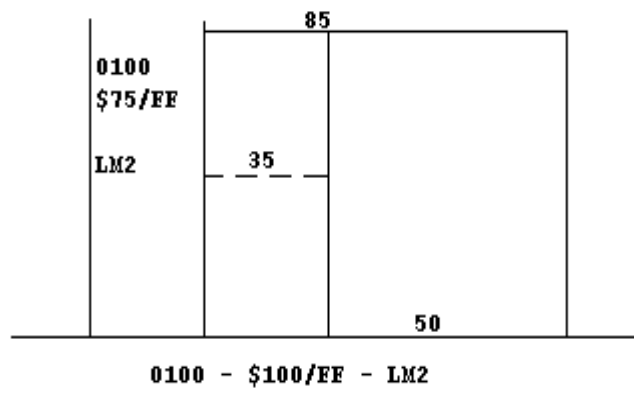
See EXAMPLE #2 and #3
Figure as 33%
triangle and rectangle



EXAMPLE 21

TWO STREET FRONT LOT

RULE: Compute on high value street
for full depth and on low
street as remainder



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LAND MODELS

Currently there are six different land models available in the BITEK Appraisal System which when properly used give reliable results.

Models 1, 2 and 3 are based on the Somers curves and standard depths as follows. Model 4 is used when pricing rural or residential acreage. Land Model 5 is used with the Present-Use Value Schedule.

LAND MODEL 0	Unit Value
LAND MODEL 1	100 Feet Standard Depth Appraised per Front Foot
LAND MODEL 2	150 Feet Standard Depth Appraised per Front Foot
LAND MODEL 3	200 Feet Standard Depth Appraised per Front Foot
LAND MODEL 4	Base Price - Market Value
LAND MODEL 5	Present-Use Value

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LAND MODEL #1

DEPTH FACTOR TABLE
100 FEET STANDARD DEPTH

<u>DEPTH</u>	<u>D.F.</u>	<u>DEPTH</u>	<u>D.F.</u>
10-12	.26	102-103	1.02
13-16	.33	104-106	1.03
17-20	.40	107-110	1.04
21-24	.45	111-114	1.05
25-28	.50	115-118	1.06
29-32	.55	119-122	1.07
33-36	.59	123-128	1.09
37-40	.63	129-134	1.11
41-44	.67	135-140	1.12
45-48	.70	141-146	1.14
49-52	.72	147-152	1.15
53-55	.75	153-158	1.16
56-59	.78	159-164	1.17
60-63	.81	165-169	1.18
64-67	.83	170-175	1.19
68-71	.85	176-181	1.20
72-75	.87	182-187	1.20
76-79	.89	188-193	1.21
80-83	.91	194-199	1.22
84-87	.93	200-Up	1.22
88-91	.95		
92-95	.97		
96-98	.98		
99-101	1.00		

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LAND MODEL #2

DEPTH FACTOR TABLE
150 FEET STANDARD DEPTH

<u>DEPTH</u>	<u>D.F.</u>	<u>DEPTH</u>	<u>D.F.</u>
10-12	.18	168-172	1.04
13-17	.25	173-177	1.05
18-22	.29	178-182	1.05
23-27	.36	183-187	1.06
28-32	.41	188-192	1.07
33-37	.46	193-197	1.07
38-42	.51	198-205	1.07
43-47	.55	206-215	1.08
48-52	.59	216-225	1.09
53-57	.62	226-235	1.10
58-62	.65	236-245	1.10
63-67	.69	246-255	1.11
68-72	.72	256-265	1.12
73-77	.74	266-275	1.12
78-82	.77	276-285	1.13
83-87	.79	286-295	1.13
88-92	.81	296-310	1.14
93-97	.83	311-330	1.15
98-102	.85	331-350	1.16
103-107	.87	351-370	1.16
108-112	.89	371-390	1.17
113-117	.91	391-410	1.17
118-122	.93	411-430	1.18
123-127	.94	431-450	1.18
128-132	.96	451-470	1.18
133-137	.97	471-490	1.19
138-142	.98	491-510	1.19
143-147	.99	511-530	1.20
148-152	1.00	531-550	1.20
153-157	1.01	551-570	1.21
158-162	1.03	571-590	1.21
163-167	1.03	591-Up	1.22

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LAND MODEL #3

DEPTH FACTOR TABLE
 200 FEET STANDARD DEPTH

<u>DEPTH</u>	<u>D.F.</u>	<u>DEPTH</u>	<u>D.F.</u>	<u>DEPTH</u>	<u>D.F.</u>
10-12	.14	143-147	.89	278-282	1.07
13-17	.19	148-152	.90	283-287	1.08
18-22	.25	153-157	.92	288-291	1.08
23-27	.30	158-162	.93	293-297	1.08
28-32	.34	163-167	.94	298-305	1.08
33-37	.37	168-172	.95	306-315	1.09
38-42	.41	173-177	.96	316-325	1.09
43-47	.45	178-182	.97	326-335	1.10
48-52	.49	183-187	.97	336-345	1.10
53-57	.52	188-192	.98	346-355	1.11
58-62	.55	193-197	.99	356-365	1.11
63-67	.58	198-202	1.00	366-375	1.12
68-72	.60	203-207	1.01	376-385	1.12
73-77	.63	208-212	1.02	386-395	1.13
78-82	.65	213-217	1.02	396-410	1.13
83-87	.68	218-222	1.02	411-430	1.14
88-92	.70	223-227	1.03	431-450	1.14
93-97	.72	228-232	1.03	451-470	1.15
98-102	.74	233-237	1.04	471-490	1.16
103-107	.76	238-242	1.04	491-510	1.16
108-112	.78	243-247	1.05	511-530	1.16
113-117	.80	248-252	1.05	531-550	1.16
118-122	.82	253-257	1.06	551-570	1.17
123-127	.83	258-262	1.06	571-590	1.17
128-132	.85	263-267	1.06	591-UP	1.17
133-137	.86	268-272	1.07		
138-142	.88	273-277	1.07		

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LAND MODEL 04

THE BASE PRICE METHOD

The Base Price Method of appraising land is referred to as Land Model 04. These land models are utilized to reflect market value when appraising acreage. The market indicates that land values change when properties have different amenities such as road frontage, public utilities, road types and the size of tract.

Land Model 04 is also an excellent appraisal tool when utilizing the neighborhood concept for different locations within the jurisdiction being appraised.

The following is a description of how these factors affect each parcel of land:

A. Location:

Location is the key factor in the determination of market value in the County. Depending on market demand and sales prices, the Neighborhood Base Prices (neighborhoods) are established throughout the County. Within each neighborhood other factors may be applied to a given parcel. The concept of neighborhood homogeneity may fluctuate in value as the parcel comes more under the influence of the neighborhood and less under the influence of the total base area. The market demands higher prices for property in or near active market areas. Desirable subdivisions, availability of water and sewer, proximity to shopping areas, higher base price areas and the existence of amenities are factors which tend to increase market demand. The inverse may be true for parcels near a declining subdivision or undesirable industrial or commercial use area. These influences must be determined and adjusted on an individual basis by the appraiser.

B. Size:

The size of a parcel plays a major role in determining the per acre price at which a parcel of land will sell. The total price asked for a parcel of land has an indirect correlation with the number of potential buyers in the market. This situation stimulates more price negotiation and longer turnover periods for large tracts. Typically, the actual cash value per acre decreases as the size of the parcel increases.

The value of small lots containing less than one acre depends greatly on zoning and health department restrictions, therefore, these lots may be priced by the lot or by front footage. Generally, tracts one acre or greater are to be priced using the base price in conjunction with the following size factor chart:

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SIZE ADJUSTMENTS FOR RURAL ACREAGE (Land Model 04)

Min Size	Max Size	Factor
0.01	0.49	270%
0.50	0.70	270%
0.71	0.80	250%
0.81	1.10	250%
1.11	1.20	240%
1.21	1.30	220%
1.31	1.40	210%
1.41	1.50	205%
1.51	1.60	200%
1.61	1.70	195%
1.71	1.80	190%
1.81	1.90	190%
1.91	2.00	185%
2.01	2.10	185%
2.11	2.20	185%
2.21	2.30	185%
2.31	2.40	180%
2.41	2.50	180%
2.51	2.60	175%
2.61	2.70	175%
2.71	2.80	175%
2.81	2.90	170%
2.91	3.00	170%
3.01	3.10	165%
3.11	3.20	165%
3.21	3.30	165%
3.31	3.40	165%
3.41	3.50	160%
3.51	3.60	160%
3.61	3.70	160%
3.71	3.80	160%
3.81	3.90	160%
3.91	4.00	155%
4.01	4.10	155%
4.11	4.20	155%
4.21	4.30	155%
4.31	4.40	155%
4.41	4.50	150%
4.51	4.60	150%
4.61	4.70	150%
4.71	4.80	145%
4.81	4.90	145%
4.91	5.00	145%

Min Size	Max Size	Factor
5.01	5.10	140%
5.11	5.20	140%
5.21	5.30	140%
5.31	5.40	135%
5.41	5.60	135%
5.61	5.80	135%
5.81	6.00	135%
6.01	6.20	135%
6.21	6.40	135%
6.41	6.60	130%
6.61	6.80	130%
6.81	7.00	130%
7.01	7.30	130%
7.31	7.60	130%
7.61	7.90	130%
7.91	8.20	130%
8.21	8.50	130%
8.51	8.80	130%
8.81	9.10	130%
9.11	9.40	130%
9.41	9.70	125%
9.71	10.00	125%
10.01	10.50	125%
10.51	11.00	120%
11.01	11.50	120%
11.51	12.00	120%
12.01	12.50	115%
12.51	13.00	115%
13.01	13.50	115%
13.51	14.00	110%
14.01	14.50	110%
14.51	15.00	110%
15.01	15.50	110%
15.51	16.00	110%
16.01	17.00	110%
17.01	18.00	110%
18.01	19.00	105%
19.01	20.00	101%
20.01	25.00	100%
25.01	30.00	99%
30.01	40.00	98%
40.01	50.00	97%
50.01	60.00	97%

Min Size	Max Size	Factor
60.01	70.00	97%
70.01	80.00	96%
80.01	90.00	96%
90.01	100.00	95%
100.01	110.00	95%
110.01	115.00	94%
115.01	120.00	93%
120.01	125.00	92%
125.01	130.00	91%
130.01	135.00	90%
135.01	140.00	89%
140.01	145.00	89%
145.01	150.00	88%
150.01	155.00	87%
155.01	160.00	87%
160.01	165.00	86%
165.01	170.00	85%
170.01	175.00	84%
175.01	180.00	83%
180.01	185.00	82%
185.01	190.00	81%
190.01	195.00	80%
195.01	200.00	79%
200.01	205.00	78%
205.01	210.00	77%
210.01	Up	76%

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C. Road Frontage:

The market tends to recognize parcels containing 10 acres or less as residential home sites. Tracts of this size are more desirable if they have at least 29 - 30% road frontage. Sales of large tracts, which have potential for development tends to reflect the amount of road frontage in relation to total parcel size. Parcels containing more than ten acres are considered to have adequate frontage if 10% of the total acreage is in road frontage. Dividing the number of acres of road frontage (1 Acre = 208' X 208') by the total acreage, yields the percent of frontage to total acreage. This percent when applied to the following chart produces a plus or minus factor to be applied to each parcel.

Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up	Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up
.01 - .99	-15%	-12%	41.00 - 42.99	+6%	+12%
1.00 - 1.49	-14%	-11%	43.00 - 44.99	+7%	+13%
1.50 - 1.99	-14%	-10%	45.00 - 46.99	+8%	+14%
2.00 - 2.50	-13%	-9%	47.00 - 48.99	+9%	+15%
2.50 - 2.99	-13%	-8%	49.00 - 50.99	+10%	+16%
3.00 - 3.99	-12%	-7%	51.00 - 52.99	+11%	+17%
4.00 - 4.99	-11%	-6%	53.00 - 54.99	+12%	+18%
5.00 - 5.99	-10%	-5%	55.00 - 56.99	+13%	+19%
6.00 - 6.99	-9%	-4%	57.00 - 58.99	+14%	+20%
7.00 - 7.99	-8%	-3%	59.00 - 60.99	+15%	+20%
8.00 - 8.99	-7%	-2%	61.00 - 62.99	+16%	+21%
9.00 - 9.99	-6%	-1%	63.00 - 64.99	+17%	+21%
10.00 - 10.99	-6%	0	65.00 - 66.99	+18%	+22%
11.00 - 12.99	-5%	+1%	67.00 - 68.99	+19%	+22%
13.00 - 17.99	-4%	+2%	69.00 - 70.99	+20%	+23%
18.00 - 22.99	-3%	+3%	71.00 - 71.99	+21%	+23%
23.00 - 25.99	-2%	+4%	72.00 - 72.99	+22%	+24%
26.00 - 28.99	-1%	+5%	73.00 - 73.99	+23%	+24%
29.00 - 30.99	0	+6%	74.00 - 74.99	+24%	+25%
31.00 - 32.99	+1%	+7%	75.00 - 75.99	+25%	+25%
33.00 - 34.99	+2%	+8%	76.00 - 76.99	+26%	+26%
35.00 - 36.99	+3%	+9%	77.00 - 77.99	+27%	+27%
37.00 - 38.99	+4%	+10%	78.00 - 78.99	+28%	+28%
39.00 - 40.99	+5%	+11%	79.00 - 79.99	+29%	+29%
			80.00 - 100.00	+30%	+30%

*Note - Parcels that front on intersections or corners will be adjusted so that usable frontage will be considered only once. This adjustment is typically made by subtracting 200 feet from the total frontage feet.

D. Access:

1. Paved - This is considered to be the norm and no adjustment is needed.
2. Dirt - Parcels located on dirt roads are to be adjusted -10% for access.
3. Gravel - Dirt roads that have been improved with the addition of loose gravel are adjusted -10% for access.
4. Rural Dirt Road Not State Maintained - These roads are usually maintained by a group of property owner and adjusted -20% for access.
5. No State Maintained Access - Parcels having no access are useful mainly as add on property for adjoining owners which have access. Residential use is limited on these parcels; therefore, small tracts do not show the dramatic increase in per acre price. The following factors are to be applied to parcels having no access in order to reduce both the base price and the size factor influence.
6. No Public Access - Private Drive. Parcels have established access drive to property but no state maintained frontage.

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Access Type

<u>Code</u>	<u>Factor</u>	
RP	+00	Rural paved are considered typical.
SP	+00	Suburban paved (no water or sewer).
UP	+00	Urban paved (no water or sewer).
IS	+10	Interstate
PS	+25	Paved with public water and sewer.
RD	-10	Rural dirt state maintained road.
SD	-10	Suburban dirt
UD	-10	Urban dirt
RG	-10	Rural gravel state maintained road.
RT	-20	Rural dirt/gravel road not state maintained.
DW		Rural dirt state maintained road with water; see following chart
GW		Rural gravel state maintained road with water; see following chart
PD		Private drive or easement (no public access); see following chart
PW		Paved with public or community water; see following chart
NX		No legal access to property - see following chart.

<u>No Legal Access (NX)</u>	<u>No Public Access (PD)</u>	<u>Paved with water (PW)</u>
0.01 - 1.5 Acres = -60%	0.01 - 1.5 Acres = -40%	0.01 - 1.5 Acres = +20%
1.51 - 3.0 Acres = -57%	1.51 - 3.0 Acres = -37%	1.51 - 3.0 Acres = +19%
3.01 - 4.0 Acres = -54%	3.01 - 4.0 Acres = -35%	3.01 - 4.0 Acres = +18%
4.01 - 5.0 Acres = -52%	4.01 - 5.0 Acres = -34%	4.01 - 5.0 Acres = +17%
5.01 - 6.0 Acres = -51%	5.01 - 6.0 Acres = -33%	5.01 - 6.0 Acres = +16%
6.01 - 7.0 Acres = -50%	6.01 - 7.0 Acres = -33%	6.01 - 7.0 Acres = +15%
7.01 - 8.0 Acres = -49%	7.01 - 8.0 Acres = -32%	7.01 - 8.0 Acres = +14%
8.01 - 9.0 Acres = -48%	8.01 - 9.0 Acres = -32%	8.01 - 9.0 Acres = +13%
9.01 - 10.0 Acres = -47%	9.01 - 10.0 Acres = -32%	9.01 - 10.0 Acres = +12%
10.01 - 15.0 Acres = -46%	10.01 - 15.0 Acres = -31%	10.01 - 15.0 Acres = +11%
15.01 - 30.0 Acres = -45%	15.01 - 30.0 Acres = -31%	15.01 - 30.0 Acres = +10%
30.01 - 50.0 Acres = -44%	30.01 - 50.0 Acres = -31%	30.01 - 50.0 Acres = +09%
50.01 - 70.0 Acres = -43%	50.01 - 70.0 Acres = -30%	50.01 - 70.0 Acres = +08%
70.01 - 100.0 Acres = -42%	70.01 - 100.0 Acres = -30%	70.01 - 100.0 Acres = +07%
100.01 - 150.0 Acres = -41%	100.01 - 150.0 Acres = -30%	100.01 - 150.0 Acres = +06%
150.01 - Up Acres = -40%	150.01 - Up Acres = -30%	150.01 - Up Acres = +05%

<u>Dirt road with water (DW)</u>	<u>Gravel road with water (GW)</u>
0.01 - 1.5 Acres = +10%	0.01 - 1.5 Acres = +10%
1.51 - 3.0 Acres = +09%	1.51 - 3.0 Acres = +09%
3.01 - 4.0 Acres = +08%	3.01 - 4.0 Acres = +08%
4.01 - 5.0 Acres = +07%	4.01 - 5.0 Acres = +07%
5.01 - 6.0 Acres = +06%	5.01 - 6.0 Acres = +06%
6.01 - 7.0 Acres = +05%	6.01 - 7.0 Acres = +05%
7.01 - 8.0 Acres = +04%	7.01 - 8.0 Acres = +04%
8.01 - 9.0 Acres = +03%	8.01 - 9.0 Acres = +03%
9.01 - 10.0 Acres = +02%	9.01 - 10.0 Acres = +02%
10.01 - 15.0 Acres = +01%	10.01 - 15.0 Acres = +01%
15.01 - 30.0 Acres = 00%	15.01 - 30.0 Acres = 00%
30.01 - 50.0 Acres = -01%	30.01 - 50.0 Acres = -01%
50.01 - 70.0 Acres = -02%	50.01 - 70.0 Acres = -02%
70.01 - 100.0 Acres = -03%	70.01 - 100.0 Acres = -03%
100.01 - 150.0 Acres = -04%	100.01 - 150.0 Acres = -04%
150.01 - Up Acres = -05%	150.01 - Up Acres = -05%

*Note - This chart is in the computer and will be applied by the appraiser if appropriate in his opinion.

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E. Topography:

Land considered usable but having rough topography may need further adjustment in order to achieve market value. Rough topography increases the development and building cost required to gain the optimum use from a parcel of land. The usable land on each parcel must be looked at as a whole and adjustments applied as indicated by comparable sales and appraisal experience.

Unusable Tracts: Certain tracts of land in the County have problems with percolation. Adjustments will be made only when a rejection certificate from the Health Department or appropriate state agency accompanies the property owner's request. The following factors are to be a guide applied to such parcels in order to reduce appraised values proportionate to market value analysis.

.01 - 5.00 Acres =	-50%
5.01 - 10.00 Acres =	-40%
10.01 - 50.00 Acres =	-30%
50.01 - 100.00 Acres =	-25%
100.01 - Up Acres =	-20%

Residential Building Lots that are unbuildable due to percolation problems are adjusted to be 30% good with documentation from the Health Department

F. Shape:

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel.

G. Right of Ways:

Land falling within a state road right-of-way or other roadway easement is to be coded 9400. Appropriate adjustments are to be made for size, location etc. The easement must be clearly identified on a recordable survey including the acreage within the easement.

Surface easements governing power and petroleum right-of ways may have varying affects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and adjusted at the discretion of the appraiser.

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LAND MODEL 04

- CODE:** Land model 04 will work with any use code.
- ZONING:** Land model 04 will work with any zoning code.
- FRONTAGE:** Number of feet of road frontage is mandatory unless the road type is NX or PD.
- DEPTH:** Depth is left blank.
The system will use 208 feet of depth to calculate the number of acres of frontage.
- DE/FA:** The size factor is assigned by the computer from the size chart in this chapter.
Enter 1.00.
- L/M:** Enter Land Model 04.
- CO/FA:** The condition factor will be calculated by adding the factors present in the following field:
Enter 1.00.
- RF:** The road frontage field may be + or -.
This field is entered by the computer based on the road frontage chart in this chapter.
- AC:** The access factor is entered by the computer based on the road type factors in this chapter.
- LC:** The location factor may be + or -.
This is assigned by the appraiser through market analysis.
- TO:** The topo factor may be + or -.
This is assigned by the appraiser through market analysis.
- OT:** The other factor may be + or -.
This factor is used for all factors not previously described such as shape, right of ways, etc.
This is assigned by the appraiser through market analysis.
- RT:** The road type is used to describe the paving and utilities of the road as described in this chapter.
- UNIT PRICE:** The base price used for acreage in the neighborhood is entered in this field.
- NO. UNITS:** Total acreage is entered in this field.
- TY:** Unit type AC (Acres) is required when using Land Model 04.
- NOTES:** Free form notes field.

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LAND MODEL 04 CONT.

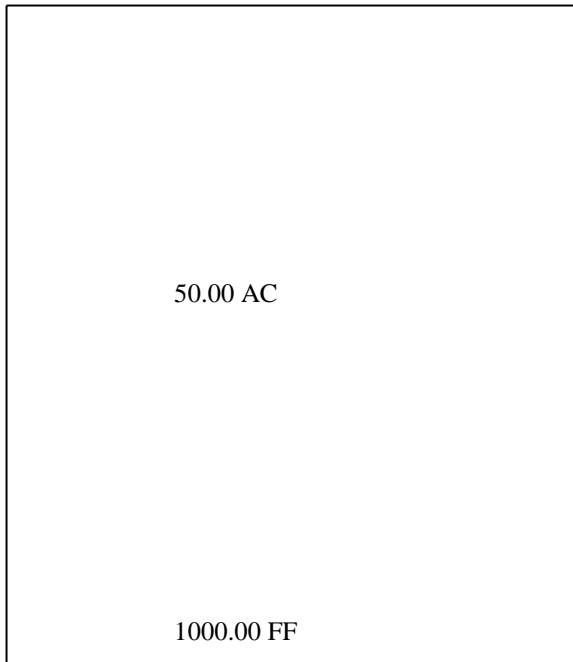
Typical Land Model 04 Pricing

.....#1 LAND.....

	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF	+AC	+LC	+TO	+0T	RT
1.	[0120]	[A1]	[1000]	[]	[1.00]	[04]	[1.00]	[]	[]	[]	+10	-05	-10 [RP]
2.	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
3.	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
4.	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
5.	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
6.	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]

.....#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[2000.0]	[50.00]	[AC]	[]
2.	[]	[]	[]	[]
3.	[]	[]	[]	[]
4.	[]	[]	[]	[]
5.	[]	[]	[]	[]
6.	[]	[]	[]	[]



0120 \$ 2,000/AC LM 4 RP

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LAND MODEL 04 CONT.

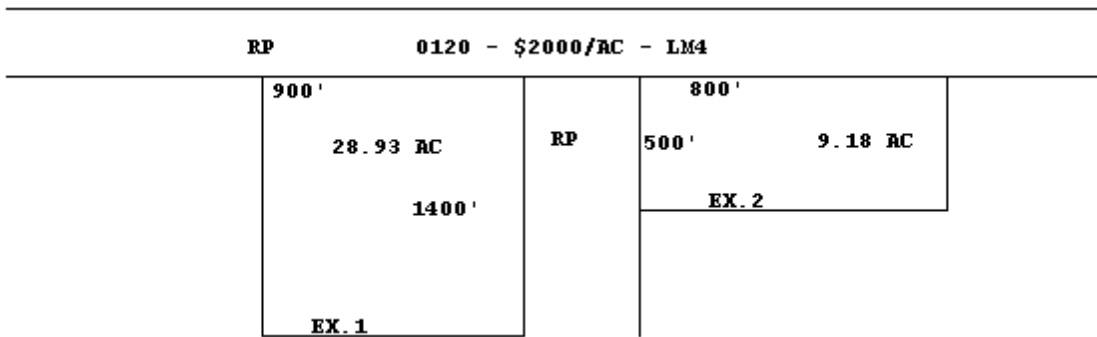
Calculation of access factor when frontage is partially dirt. Enter road type as paved and enter access adjustment in the other adjustment field.

Example 1

$\frac{1400'}{2300'} = 61\%$
 - 10% (dirt acc.) x 61% =
 - 6.1% dirt = -06 Other Adj.

Example 2

$\frac{500'}{1300'} = 38\%$ dirt
 - 10% (dirt acc.) x 38% =
 - 3.8% dirt = -.04 Other Adj.



.....#1 LAND.....

CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF	+AC	+LC	+TO	+0T	RT
[0120]	[A1]	[2300]	[]	[1.99]	[04]	[1.08]	[+14	+00	+00	+00	-06	[RP]
[0120]	[A1]	[1300]	[]	[1.19]	[04]	[1.11]	[+15	+00	+00	+00	-04	[RP]
[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]

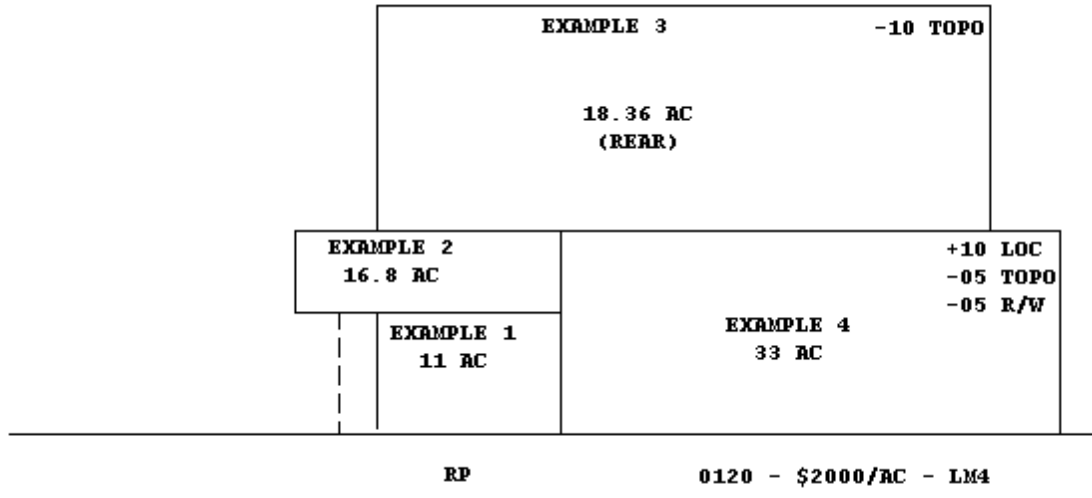
.....#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[2000.00]	[28.93]	[AC]	[EXAMPLE 1]
2.	[2000.00]	[9.18]	[AC]	[EXAMPLE 2]
3.	[]	[]	[]	[]
4.	[]	[]	[]	[]
5.	[]	[]	[]	[]
6.	[]	[]	[]	[]

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LAND MODEL 04 CONT.

OTHER EXAMPLES:



.....#1 LAND.....

CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF	+AC	+LC	+TO	+0T	RT
[0120]	[A1]	[800]	[]	[1.15]	[04]	[1.02]	[+02	+00	+00	+00	-00	[RP]
[0120]	[A1]	[]	[]	[1.04]	[04]	[0.69]	[+00	+31	+00	+00	-00	[PD]
[0120]	[A1]	[]	[]	[1.02]	[04]	[0.45]	[+00	-45	+00	-10	+00	[NX]
[0120]	[A1]	[1200]	[]	[0.98]	[04]	[1.04]	[+04	+00	+10	-05	-05	[RP]
[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]

.....#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[2000.00]	[11.00]	[AC]	[EXAMPLE 1]
2.	[2000.00]	[16.80]	[AC]	[EXAMPLE 2]
3.	[2000.00]	[18.30]	[AC]	[EXAMPLE 3]
4.	[2000.00]	[33.00]	[AC]	[EXAMPLE 4]
5.	[]	[]	[]	[]
6.	[]	[]	[]	[]

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LAND MODEL 05 PRESENT USE VALUE

Land Model 05 populates the Land Unit Price for (Present-Use Value) Use Codes as follows:

<u>CODE</u>	<u>CLASS</u>	<u>PRICE</u>
5000	HOMESITE.....	MARKET
5210	AGRICULTURAL.....	\$645
5410	AGR IV NON-PRODUCTIVE LAND.....	\$ 40
6210	FORESTRY.....	\$255
6610	FOREST VI NON-PRODUCTIVE LAND.....	\$ 40
6721	HORTICULTURAL.....	\$890
6741	HORT IV NON-PRODUCTIVE LAND.....	\$ 40
6800	FARM MARKET.....	MARKET
6870	FARM COMMERCIAL.....	MARKET

Land Mode 05 is also used in calculating deferred value.

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LAND USE CODES
RESIDENTIAL

<u>CODE</u>	<u>DESCRIPTION</u>
0100	SINGLE FAMILY RESIDENTIAL
0101	SINGLE FAMILY RESIDENTIAL CREEK
0108	SINGLE FAMILY RESIDENTIAL CAMPS
0111	SINGLE FAMILY RESIDENTIAL COMMON AREA
0112	SINGLE FAMILY RESIDENTIAL CANAL
0113	SINGLE FAMILY RESIDENTIAL RIVER
0115	SINGLE FAMILY RESIDENTIAL 2ND ROW
0116	SINGLE FAMILY RESIDENTIAL 3RD ROW
0117	SINGLE FAMILY RESIDENTIAL POND
0118	SINGLE FAMILY RESIDENTIAL MARSH
0119	SINGLE FAMILY RESIDENTIAL RIPARIAN RIGHTS
0120	SINGLE FAMILY RESIDENTIAL RURAL ACREAGE
0121	SINGLE FAMILY RESIDENTIAL MOUNTAIN VIEW
0122	SINGLE FAMILY RESIDENTIAL WATER FRONTAGE
0123	SINGLE FAMILY RESIDENTIAL GOLF COURSE FRONTAGE
0124	SINGLE FAMILY RESIDENTIAL WATER ACCESS
0125	SINGLE FAMILY RESIDENTIAL BOAT SLIPS
0126	SINGLE FAMILY RESIDENTIAL WATER VIEW
0150	PATIO HOMES
0151	PATIO HOMES COMMON AREA
0152	PATIO HOMES CANAL
0153	PATIO HOMES RIVER OR CREEK
0155	PATIO HOMES 2ND ROW
0156	PATIO HOMES 3RD ROW
0157	PATIO HOMES POND
0158	PATIO HOMES MARSH
0159	PATIO HOMES RIPARIAN RIGHTS
0160	PATIO HOMES RURAL ACREAGE
0161	PATIO HOMES MOUNTAIN VIEW
0162	PATIO HOMES WATER FRONTAGE
0163	PATIO HOMES GOLF COURSE FRONTAGE
0164	PATIO HOMES WATER ACCESS
0165	PATIO HOMES BOAT SLIPS
0200	MOBILE HOME SUBDIVISION
0201	MOBILE HOMESITE
0210	MOBILE HOME PARK
0220	RECREATIONAL VEHICLE PARK

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LAND USE CODES
CONDOMINIUM

<u>CODE</u>	<u>DESCRIPTION</u>
0300	CONDOMINIUM
0306	CONDOMINIUM HIGH RISE
0311	CONDOMINIUM COMMON AREA
0312	CONDOMINIUM CANAL
0313	CONDOMINIUM RIVER OR CREEK
0315	CONDOMINIUM 2ND ROW
0316	CONDOMINIUM 3RD ROW
0317	CONDOMINIUM POND
0318	CONDOMINIUM MARSH
0319	CONDOMINIUM RIPARIAN RIGHTS
0320	CONDOMINIUM RURAL ACREAGE
0321	CONDOMINIUM MOUNTAIN VIEW
0322	CONDOMINIUM WATER FRONTAGE
0323	CONDOMINIUM GOLF COURSE FRONTAGE
0324	CONDOMINIUM WATER ACCESS
0325	CONDOMINIUM BOAT SLIPS
0326	CONDOMINIUM GARAGE
0309	TOWN HOUSE SFR
0371	TOWN HOUSE COMMON AREA
0372	TOWN HOUSE CANAL
0373	TOWN HOUSE RIVER OR CREEK
0375	TOWN HOUSE 2ND ROW
0376	TOWN HOUSE 3RD ROW
0377	TOWN HOUSE POND
0378	TOWN HOUSE MARSH
0379	TOWN HOUSE RIPARIAN RIGHTS
0380	TOWN HOUSE RURAL ACREAGE
0381	TOWN HOUSE MOUNTAIN VIEW
0382	TOWN HOUSE WATER FRONTAGE
0383	TOWN HOUSE GOLF COURSE FRONTAGE
0384	TOWN HOUSE WATER ACCESS
0385	TOWN HOUSE BOAT SLIPS
0386	TOWN HOUSE GARAGE
0387	TOWN HOUSE WATER VIEW

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LAND USE CODES

MULTI - FAMILY

CODE

DESCRIPTION

0500

MULTI FAMILY

0501
0502
0503
0505
0506
0507
0508
0509
0510
0511
0513
0514
0515
0516
0560
0561
0562
0563

MULTI FAMILY COMMON AREA
MULTI FAMILY CANAL
MULTI FAMILY RIVER OR CREEK
MULTI FAMILY 2ND ROW
MULTI FAMILY 3RD ROW
MULTI FAMILY POND
MULTI FAMILY MARSH
MULTI FAMILY RIPARIAN RIGHTS
MULTI FAMILY RURAL ACREAGE
MULTI FAMILY MOUNTAIN VIEW
MULTI FAMILY GOLF COURSE FRONTAGE
MULTI FAMILY WATER ACCESS
MULTI FAMILY BOAT SLIPS
MULTI FAMILY WATER VIEW
MULTI FAMILY GARDEN
MULTI FAMILY TOWN HOUSE
MULTI FAMILY DUPLEX/TRIPLEX
MULTI FAMILY HIGH RISE

LAND USE CODES

OFFICE

CODE

DESCRIPTION

0400

OFFICE

0418
0419
0420
0424
0431

OFFICE > 4 STORY
MEDICAL OFFICE
MEDICAL CONDOMINIUM
OFFICE CONDOMINIUM
DAY CARE CENTERS

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LAND USE CODES
INDUSTRIAL

<u>CODE</u>	<u>DESCRIPTION</u>
0600	INDUSTRIAL
0601	FERTILIZER PLANTS
0628	MINI - WAREHOUSE
0630	LABORATORY/RESEARCH
0641	LIGHT MANUFACTURING
0642	HEAVY MANUFACTURING
0643	LUMBER YARDS
0644	PACKING PLANTS
0645	CIGARETTE MANUFACTURERS
0646	BREWERIES, BOTTLERS, CANNERIES, WINERIES
0602	SEAFOOD PROCESSING
0647	WAREHOUSE CONDOMINIUM
0648	WAREHOUSING
0649	STEEL FRAME WAREHOUSE
0651	COLD STORAGE/FREEZER
0652	TRUCK TERMINAL
0653	SERVICE GARAGE
0657	MOTOR SPORTS GARAGE

LAND USE CODES
COMMERCIAL

<u>CODE</u>	<u>DESCRIPTION</u>
0700	COMMERCIAL
0701	COMMERCIAL WATER FRONTAGE
0711	CONVENIENCE STORES
0712	PHARMACY
0713	DEPARTMENT STORE
0714	SUPERMARKET
0715	SHOPPING CENTER (MALL)
0716	SHOPPING CENTER (STRIP)
0721	RESTAURANTS
0722	FAST FOODS
0723	BANKS
0725	COMMERCIAL SERVICE (LAUNDRIES, TV & RADIO REPAIR, ELECTRIC REPAIR, ETC.)
0726	STATION
0727	AUTO SALES & SERVICE
0728	PARKING
0732	THEATERS
0733	LOUNGES, NIGHT CLUBS, BARS
0734	BOWLING ALLEYS, SKATING RINKS, ARENAS
0735	COMMERCIAL CONDOMINIUM
0736	BUSINESS PARK
0737	HOTELS, MOTELS - > 3 FLOORS
0738	FURNITURE STORES
0739	MOTELS, HOTELS - < 3 FLOORS
0765	CAR WASH
0780	MARINA LAND

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LAND USE CODES
AGRICULTURAL

<u>CODE</u>	<u>DESCRIPTION</u>
5000	RURAL HOMESITE
5100	OPEN AND CULTIVATED - GOOD
5200	OPEN AND CULTIVATED - FAIR
5300	OPEN AND CULTIVATED - POOR
5400	PASTURE LAND - GOOD
5500	PASTURE LAND - FAIR
5600	PASTURE LAND - POOR
5900	SWAMPLAND
6000	TIMBERLAND - GOOD
6100	TIMBERLAND - FAIR
6200	TIMBERLAND - POOR

LAND MODEL 05
CODE

PRESENT-USE VALUE CLASS

5000	RURAL HOMESITE
5110	AGRICULTURAL I
5210	AGRICULTURAL II
5310	AGRICULTURAL III
5410	AGRICULTURAL IV
5510	AGRICULTURAL V
5610	AGRICULTURAL VI
6110	FORESTRY I
6210	FORESTRY II
6310	FORESTRY III
6410	FORESTRY IV
6510	FORESTRY V
6610	FORESTRY VI
6711	HORTICULTURAL I
6721	HORTICULTURAL II
6731	HORTICULTURAL III
6741	HORTICULTURAL IV
6751	HORTICULTURAL V
6761	HORTICULTURAL VI
6800	FARM - MKT
6810	FARM - SFR
6820	FARM - MH
6830	FARM - CONDO
6840	FARM - OFFICE
6850	FARM - M/FAM
6860	FARM - INDUS
6870	FARM – COMM
6880	CONSERVATION DEFERMENT

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LAND USE CODES

INSTITUTIONAL/SPECIAL PURPOSE

<u>CODE</u>	<u>DESCRIPTION</u>
7000	INSTITUTIONAL
7100	CHURCHES
7200	SCHOOLS, COLLEGES, PRIVATE
7300	HOSPITALS, PRIVATE
7400	HOMES FOR THE AGED
7500	ORPHANAGES
7600	FUNERAL (MORTUARIES, CEMETERIES, CREMATORIUM, MAUSOLEUMS)
7700	CLUBS, LODGES, UNION HALLS
7710	YACHT CLUBS
7720	RETREATS
7721	CONSERVATION EASEMENTS
7730	CAMPS
7800	COUNTRY CLUBS
7801	PAR “3” GOLF COURSES
7802	MINIATURE GOLF COURSES
7803	PUBLIC GOLF COURSES - REGULATION
7900	AIRPORTS
8000	MARINAS
8100	AIRPORT HANGER

LAND USE CODES

GOVERNMENT OWNED

<u>CODE</u>	<u>DESCRIPTION</u>
8200	REC AREA
8300	SCHOOLS (PUBLIC)
8400	COLLEGES (PUBLIC)
8500	HOSPITALS (PUBLIC)
8600	OTHER COUNTY PROPERTY
8601	WATER PLANTS
8602	FIRE DEPARTMENTS
8603	RECYCLING
8604	DISPOSAL
8700	OTHER STATE (MARSHLAND)
8701	STATE PORTS
8800	OTHER FEDERAL
8900	OTHER MUNICIPAL
8901	MUNICIPAL EDUCATION
8902	MUNICIPAL AIRPORT
8903	MUNICIPAL HOUSING AUTHORITY

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LAND USE CODES
MISCELLANEOUS

<u>CODE</u>	<u>DESCRIPTION</u>
9000	LEASEHOLD INTEREST
9010	NO LAND INTEREST
9100	UTILITY (GAS, ELECTRIC, TELEPHONE, TELEGRAPH, RAILROAD, WATER TOWER)
9101	SEPTIC/WELL LOT
9150	CELL TOWER SITE
9200	MINING
9300	PETROLEUM AND GAS
9400	RIGHT OF WAY
9500	SUBMERGED LAND, RIVERS AND LAKES
9501	ISLAND
9600	WASTELAND, GULLIES, ROCK OUTCROP
9611	WETLAND
9612	FLOOD PLAIN
9700	MINERAL RIGHTS
9710	LESS MINERAL RIGHTS (MINERAL RIGHTS TAXED ELSEWHERE)
9800	OWNER UNKNOWN
9909	FOR FUTURE USE
9900	NEW PARCEL
9910	DELETED PARCEL (VOID)

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RESIDENTIAL - LAND VALUE

BASE RATE RANGES

ACREAGE METHOD - VALUE PER UNIT

\$3,000 TO \$80,000 per acre

LOTS - VALUE PER UNIT

\$600 TO \$800,000 per unit

COMMERCIAL – LAND VALUE

BASE RATE RANGES

APARTMENT LAND RATES

\$30,000 - \$150,000 per acre

BUSINESS PARK / RACING PARK LAND RATES

\$50,000 – 400,00 per acre

COMMERCIAL LAND RATES

\$15,000 – 1,000,000 per acre

INDUSTRIAL LAND RATES

\$15,000 – 200,000 per acre

***These are typical unit value ranges. Unit value ranges may be increased or decreased for unusual tracts of land if needed to calculate true market value.**

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BASE RATE LAND VALUATION TECHNIQUE COMMERCIAL, OFFICE, MULTI-FAMILY & INDUSTRIAL

The Base Land Valuation Technique allows the appraiser to establish land rates using a price per acre, price per square foot or price per lot for each parcel located within an individual neighborhood.

Incremental/Decremental Rates are developed as a percentage of the Base Land Rates to allow for size adjustments for those parcels which are larger than one acre. Parcels can be further adjusted for Parcel Specific Condition Factors as shown in the chart below.

Primary lots and tracts are appraised at the base land value for the neighborhood or community. Secondary sites as determined by the appraiser are normally appraised at 50% to 75% of the base land value. Transition areas or those that are mixed in use between commercial, industrial, office and residential may be appraised at less than 50% of the neighborhood base as determined from the market.

Parcel Specific Condition Factors

<u>Condition Factor</u>	<u>Code</u>	<u>Typical Adjustment Range/Notes</u>
Shape	SH	0 to .50
Easement, R/W	RW	0 to .75
Topography	Topo	0 to .50 Undeveloped and Tracts only
Corner Lot	CL	1.25 to 2.00
Interstate	I	Up to 2.00
Out Parcel	OUT	1.25 to 1.50
Road Frontage	FTG	0 to 1.50
Private Drive	PD	0 to .40
No Access	NX	0 to .60

Other adjustments may be added, and the adjustment ranges may be increased or decreased for unusual land tracts.

The size factor assumes that the primary site of all commercially and industrially zoned properties is (1) acre or less. No adjustment for size is applied in cases where the acreage is less than 1 acre, with a few exceptions where the land is so small as to be undevelopable without combination with surrounding parcels. Any acreage in excess of (1) acre is valued at 50% of the base rate in this subject's neighborhood. Based on the overall size of the property the size factor is calculated as follows.

EXAMPLE: (Acre Method)

Size Factor for 0 < (1) Acre	=	100% or 1.00
Size Factor for > (1) acre	=	50% or .50

Subject Tract	=	10 Acres
Primary Acreage	=	1 Acre
Secondary Acreage	=	9 Acres

Formula:

$$((\text{Primary}/\text{Total}) * 1.00) + ((\text{Secondary}/\text{Total}) * .50) = \text{Size Factor}$$

Therefore in this example...

$$\text{Size factor} = ((1/10) * 1.00) + ((9/10) * .50) = .55 \text{ (Indicated Size Condition Factor)}$$