

GRYMES ELIZABETH A
2412 HONEY CREEK LANE
MATTHEWS, NC 28105

2025

00-00-31-1401-007A-0190

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

2 100

Frame

07

SPECIAL 100

Stories Units

2.

2. 100
0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1056.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,203

100

1993

1,203

160,721

UCP

506

20

1993

101

13,494

UST

90

45

1993

40

5,344

TOTALS

1,799

1,344

179,558

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1 0810 CONCRETE A 0 0 18 43 774.00 SF 6.50 6.50 100 1976 1976 3 26 1,308

2 0810 CONCRETE A 0 0 34 24 816.00 SF 6.50 6.50 100 1976 1976 3 26 1,379

3 0810 CONCRETE A 0 0 25 4 100.00 SF 6.50 6.50 100 1976 1976 3 26 169

5 1241 WD DECK G 0 0 8 12 96.00 UT 15.53 15.53 100 2001 2001 3 28 417

6 1241 WD DECK G 0 0 10 10 100.00 UT 15.53 15.53 100 2001 2001 3 28 435

7 1241 WD DECK G 0 0 23 4 92.00 UT 11.50 11.50 100 2001 2001 3 28 296

8 1242 WD DECK A 0 0 4 4 16.00 SF 10.00 10.00 100 2001 2001 3 20 32

9 1242 WD DECK A 0 0 4 15 60.00 SF 10.00 10.00 100 2008 2008 3 31 186

10 1242 WD DECK A 0 0 16 20 320.00 SF 10.00 10.00 100 2025 2024 100 3,200

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000100 C RES 0 0006 R-1 111.00 150.00 111.00 FF 1.00 1.00 0.60 9,000.00 5,400.00 599,400

REVIEW DATE

11/12/2024

BY

DJ

Total Acres: 0.00

Total Land Value: 599,400

Market: 0

Agricultural: 0

Common: 599,400

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,344

121.2120

160.00

215,040

1976

1986

0

0

0

16.50

83.50

1 SNGL FAM - 0% - 0

Heated Area: 1203

HX Base Yr

12

11

19

16

16

20

26

36

22

23

21

23

19

15

6

6

BAS

1993

UCP

1993

ST

1993

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

179,558

TOTAL MARKET OB/XF VALUE

7,422

TOTAL LAND VALUE - MARKET

599,400

TOTAL MARKET VALUE

786,380

SOH/AGL Deduction

108,294

ASSESSED VALUE

678,086

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

678,086

TOTAL JUST VALUE

786,380

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

720,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

2024-0146 REBUILD DECK 35,000 04/18/2024

20080215 XFOB 15,000 02/13/2008

20033934 REPAIR/RRF 3,000 08/31/2004

2003957 REMODEL 11,000 09/14/2000

20003730 XFOB 2,000 08/17/2000

20003555 XFOB 2,500 07/24/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2577/1045 12/15/2021 QC U I 11 100

GRANTOR:COKER HANNAH C

GRANTEE: GRYMES ELIZABETH A

0919/0566 2/08/2000 WD U I 205,000

GRANTOR:BUIE GEORGE A III & B

GRANTEE:COKER HANNAH C & EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N1 W11 S1 W12 S36 E26 N20 E16 N16\$ PTR=E20
UCP=[YR=1993] E23 S1UST=[YR=1993] E6 S15 W6 N15\$ S21 W23 N22\$
W20\$.