SECTION

7

LAND RATES, FACTORS, & NEIGHBORHOODS

LOT VALUATION

A suitable measure for land will be selected according to location, size, and current use of the subject property and will usually be shown as front footage, square footage or acreage.

Unit front foot rates will be established after careful examination of available market data. A unit front foot rate will be based on a parcel of land with various frontage and a depth equal to the average established in the community. The rate for lots either longer or shorter than this average will be adjusted from the depth tables located in this manual.

On lots where no front footage, square footage, or acreage is given; and sizes cannot be determined, the appraiser will then use his best judgment in affixing a lot value.

RESIDENTIAL - RURAL - URBAN LOT SCHEDULES

RURAL AND URBAN FRONT FOOT VALUES

Poor	$ 20.00	to	$ 55.00
Fair	$ 60.00	to	$ 80.00
Average	$ 90.00	to	$ 175.00
Good	$ 180.00	to	$ 400.00
Excellent	$ 425.00	to	$ 900.00

LOT AND BUILDING SITE VALUES

Poor	$ 4,000.00	to	$ 6,000.00
Fair	$ 6,000.00	to	$ 9,000.00
Average	$ 9,000.00	to	$ 16,000.00
Good	$ 16,000.00	to	$ 50,000.00
Excellent	$ 50,000.00	to	$500,000.00

NOTE: Residential development land as shown above refers to a "net per acre" price, after any adjustments are given.

Lot and building site values refer to a per acre price.

Corner influence value as relates to residential property has no more significant influence than the mid-block location. At various times in past appraisal practices, corner lots would enhance the value of a particular lot due to access, use, etc. However, on today's market the average buyer seeks the privacy of a mid-block lot. This tends to negate the appeal of corner lots.

Corner influence value in commercial appraisals represents the additional value in land attributable to the use of corner lots over and above the value of land of otherwise comparable inside lots. The individual merits of each corner location will dictate the amount of corner influence value. The architectural style of the improvement, the type of occupancy, the extent of side street accessibility to main operating floors, the patterns of vehicular and pedestrian traffic, and size and type of side street store fronts and window displays are some of the factors which are to be considered in making an appraisal of some specific corner properties.

The appraiser must use his own judgment in determining the actual accumulated effect upon a particular corner lot by applying the above factors. The range of this effect will fall between 100% and 0%, but seldom reaching either extreme.

Rear and side alley influence is determined in basically the same manner as the corner influence value. It allows for accessibility to the store from different entrances and allows for convenience through off street parking and access.

FRONT FOOT PRICING

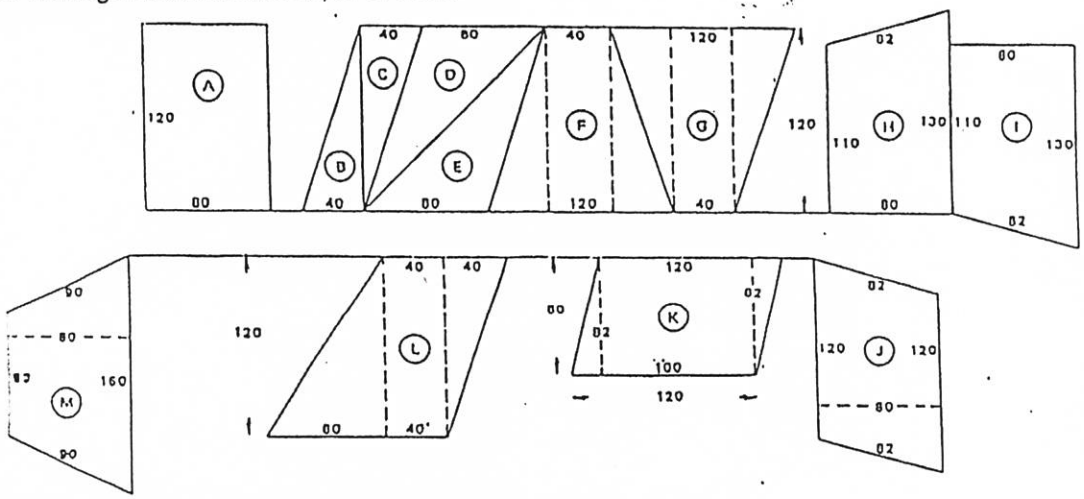
Unit front root prices will be established after careful examination of available sales data. A unit front foot price will be based on a piece of land one foot wide lying on a roadway and having a depth equal to the average established in the community. The value of land either longer or shorter than this average lot will be computed from the depth tables located in this manual. These unit front foot prices will be developed land valuation maps and these will be used in the appraisal of lots.

As stated in the above paragraph, land value maps will be established and maintained. The most often used method of establishing costs for land value maps is through the market data approach. All available data will be gathered from throughout the county and recorded on a permanent record. The other method used in developing land value maps is by using the Land Residual Technique. This is a valuation technique which presumes that income can be split between land and improvements and that the residual to land can then be capitalized into value. Typically, the building is valued independently of the land and the annual return on the building value is deducted from the anticipated net operating income to the property. The residual amount is said to be allowable to the land and is capitalized at the appropriate discount rate to indicate the land value. For new structures, the value assigned to the building is cost, which assumes no accrued depreciation and construction at a current cost. When dealing with old buildings, it is better to assume the construction and rental income for a new and functionally adequate building as the basis for estimating the net income attributable to the land.

A suitable unit of measurement for valuing land will be selected according to prevailing market terminology, use, size and shape of the subject property. The standard units of measurements are the front foot and square foot. However, some tracts will be valued by using a lot or per acre price.

LAND VALUATION/BASIC SHAPES

Lots are generally rectangular, triangular, or trapezoidal in shape, the latter being a combination of the first two. Following are the most common shapes along with an explanation of how to calculate the effective frontage and effective depth of each.



A. Rectangular – effective frontage = 80'; effective depth = 120'
B. Right Triangular with base fronting the street – effective frontage = 60% of base, 60% X 40' = 24'; effective depth = perpendicular distance from base to apex = 120'
C. Right Triangular with apex at the street – effective frontage = 30% of base, 30% X 40' = 12'; effective depth = perpendicular distance from base to apex = 120'
D. Obtuse Triangular with apex at the street and base parallel to the street – effective frontage = 30% of base, 30% X 80' = 24'; effective depth = perpendicular distance from base to apex = 120'
E. Obtuse Triangular with base fronting the street – effective frontage = 60% of base, 60% X 80' = 48'; effective depth = perpendicular distance from base to apex = 120'
F. Trapezoidal with parallel side fronting the street and forming a rectangle and two (or possibly one) right triangles – effective frontage = 40' + (60% X 80') = 88'; effective depth = 120'
G. Trapezoidal with parallel side fronting the street and forming a rectangle and two (or possibly one) right triangles – effective frontage = 40' + (30% X 80') = 64'; effective depth = 120'
H. Trapezoidal with parallel sides perpendicular to the street – effective frontage = 80'; effective depth = (110' + 130') / 2 = 120'
I. Trapezoidal with parallel sides perpendicular to the rear and oblique side fronting the street – effective frontage = 80'; effective depth = (110' + 130') / 2 = 120'
J. Parallelogram with oblique side fronting the street – effective frontage = 80'; effective depth = 120'
K. Parallelogram with oblique sides intersecting the street – effective frontage = 120'; effective depth = 80'
L. Trapezoidal with parallel side fronting the street and forming a rectangle and two right triangles – effective frontage = 80' + (30% X 40') = 92'; effective depth = 120'
M. Trapezoidal with no right angles and an oblique fronting the street – effective frontage = 80'; effective depth = (160' + 80') / 2 = 120'

LAND PRICING INSTRUCTIONS

GENERAL EXPLANATION: There are 6 classifications to consider when pricing Rural Land:

1. Building Site 2. Open Land 3. Wood Land 4. Residual Land

5. Waste Land 6. Undeveloped Building Site

PROCEDURES:

Classifications - Enter the number of acres of each class in the space provided. If any adjustments are necessary, place them in the factor field.

Building Site - Tracts that have up to one acre total. For each developed building site, one acre should accompany it when used with residential or rural properties.

Open Land - To be used with rural properties unless deemed otherwise.

Wood Land - To be used with rural properties unless deemed otherwise.

Residual Land – Will be used in land pricing tracts up to 10 acres. Up to 5 acres with access will be assessed as either a developed or undeveloped building site with the remaining 4 acres classed as residual. 5.01 acre to 10 acre tracts same as above with the remaining 5 acres classified as is (wood, open, waste).

Waste Land - Non-productive land or right-of-way with no productive use.

Undeveloped Building Site – For tracts up to 50 acres. Whereas no utilities, driveway, or development has taken place, and access exist. 1 acre will be classified as an undeveloped building site.

NOTE: When pricing rural land, all tracts less than 5 acres should be put in the Undeveloped Residual category and classified as residential land. In areas of development such as subdivisions, tracts of land larger than 5 acres may be put in the Undeveloped Residual category. The appraiser should use his judgment in these areas.

The most important aspect of appraisal is location. During the original analysis of the county it was necessary to stratify geographic areas into neighborhoods. Neighborhoods are effective in maintaining equalization when the value of properties varies among areas. Neighborhoods are particularly effective when housing types and styles are fairly uniform with the areas. Geographic stratification has the advantage of being tailored to local supply and demand.

Different neighborhoods are assigned boundaries and within the boundaries are numbers. A neighborhood may be defined by man-made, political or natural boundaries and is reasonably homogeneous. In general boundaries are assigned to an area when buyers would consider purchasing in one area over another. Buyers prefer one are to another because of social, environmental, economic, and government forces. A neighborhood has an immediate and direct effect on value.

In addition to assigning neighborhoods to geographic locations, subdivisions are assigned at least one number so it can be treated as one or more homogeneous areas.

The neighborhood rates will be from 85% to 125%.

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	005	PUBLIC CEMETERY		
MKT	020	KERR LAKE CC		
MKT	021	KERR LAKE CC G.C.		
MKT	022	TIMBER LAKE ESTATES		
MKT	023	PARHAM RD EXIT 215		
MKT	030	INDUSTRIAL		
MKT	031	INDUSTRIAL		
MKT	032	INDUSTRIAL		
MKT	033	INDUSTRIAL		
MKT	034	INDUSTRIAL		
MKT	035	INDUSTRIAL		
MKT	036	INDUSTRIAL		
MKT	037	INDUSTRIAL		
MKT	038	INDUSTRIAL		
MKT	039	INDUSTRIAL		
MKT	040	INDUSTRIAL		
MKT	041	INDUSTRIAL		
MKT	042	INDUSTRIAL		
MKT	043	INDUSTRIAL		
MKT	044	INDUSTRIAL		
MKT	045	INDUSTRIAL		
MKT	046	INDUSTRIAL		
MKT	047	INDUSTRIAL		
MKT	048	INDUSTRIAL		
MKT	049	INDUSTRIAL		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	050	COMMERCIAL		
MKT	051	COMMERCIAL		
MKT	052	COMMERCIAL		
MKT	053	COMMERCIAL		
MKT	054	COMMERCIAL		
MKT	055	COMMERCIAL		
MKT	056	COMMERCIAL		
MKT	057	COMMERCIAL		
MKT	058	COMMERCIAL		
MKT	059	COMMERCIAL		
MKT	060	COMMERCIAL		
MKT	061	COMMERCIAL		
MKT	062	COMMERCIAL		
MKT	063	COMMERCIAL		
MKT	064	COMMERCIAL		
MKT	065	COMMERCIAL		
MKT	066	COMMERCIAL		
MKT	067	COMMERCIAL		
MKT	068	COMMERCIAL		
MKT	069	COMMERCIAL		
MKT	070	COMMERCIAL		
MKT	071	COMMERCIAL		
MKT	072	COMMERCIAL		
MKT	073	COMMERCIAL		
MKT	074	COMMERCIAL		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	075	COMMERCIAL		
MKT	076	COMMERCIAL		
MKT	077	COMMERCIAL		
MKT	078	COMMERCIAL		
MKT	079	COMMERCIAL		
MKT	080	COMMERCIAL		
MKT	081	COMMERCIAL		
MKT	082	COMMERCIAL		
MKT	083	COMMERCIAL		
MKT	084	COMMERCIAL		
MKT	085	COMMERCIAL		
MKT	086	COMMERCIAL		
MKT	087	COMMERCIAL		
MKT	088	COMMERCIAL		
MKT	089	COMMERCIAL		
MKT	090	COMMERCIAL		
MKT	091	COMMERCIAL		
MKT	092	COMMERCIAL		
MKT	093	COMMERCIAL		
MKT	094	COMMERCIAL		
MKT	095	COMMERCIAL		
MKT	096	COMMERCIAL		
MKT	099	ISLAND CREEK ESTATES		
MKT	100	TUNGSTEN AREA		
MKT	101	N 39 AREA		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	102	N 39 AREA		
MKT	103	N 39 AREA		
MKT	104	N 39 AREA		
MKT	106	N OXFORD RD/ W DABNEY DR		
MKT	111	N OXFORD RD/ W DABNEY DR		
MKT	112	N OXFORD RD/ W DABNEY DR		
MKT	114	N OXFORD RD/ W DABNEY DR		
MKT	118	N OXFORD RD/ W DABNEY DR		
MKT	119	N OXFORD RD/ W DABNEY DR		
MKT	120	N OXFORD RD/ W DABNEY DR		
MKT	121	N OXFORD RD/ W DABNEY DR		
MKT	122	N OXFORD RD/ W DABNEY DR		
MKT	123	N OXFORD RD/ W DABNEY DR		
MKT	124	N OXFORD RD/ W DABNEY DR		
MKT	131	RESIDENTIAL CITY		
MKT	132	N OXFORD RD/ W DABNEY DR		
MKT	134	N OXFORD RD/ W DABNEY DR		
MKT	139	RESIDENTIAL CITY		
MKT	140	N OXFORD RD/ W DABNEY DR		
MKT	141	N OXFORD RD/ W DABNEY DR		
MKT	149	COMMERCIAL		
MKT	150	LAKE		
MKT	157	LAKE		
MKT	160	RESIDENTIAL CITY		
MKT	164	RESIDENTIAL CITY		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	168	N OXFORD RD/ W DABNEY DR		
MKT	171	RESIDENTIAL CITY		
MKT	172	RESIDENTIAL CITY		
MKT	187	N OXFORD RD/ W DABNEY DR		
MKT	189	N OXFORD RD/ W DABNEY DR		
MKT	193	N OXFORD RD/ W DABNEY DR		
MKT	194	N OXFORD RD/ W DABNEY DR		
MKT	195	N OXFORD RD/ W DABNEY DR		
MKT	196	N OXFORD RD/ W DABNEY DR		
MKT	197	N OXFORD RD/ W DABNEY DR		
MKT	198	N OXFORD RD/ W DABNEY DR		
MKT	199	N OXFORD RD/ W DABNEY DR		
MKT	207	SUB- DIVISION		
MKT	208	SUB- DIVISION		
MKT	209	SUB- DIVISION		
MKT	210	SUB- DIVISION		
MKT	211	SUB- DIVISION		
MKT	212	SUB- DIVISION		
MKT	213	SUB- DIVISION		
MKT	214	SUB- DIVISION		
MKT	215	SUB- DIVISION		
MKT	216	SUB- DIVISION		
MKT	217	SUB- DIVISION		
MKT	218	SUB- DIVISION		
MKT	219	SUB- DIVISION		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	220	SUB-DIVISION		
MKT	221	SUB-DIVISION		
MKT	222	SUB-DIVISION		
MKT	223	SUB-DIVISION		
MKT	224	SUB-DIVISION		
MKT	225	SUB-DIVISION		
MKT	226	SUB-DIVISION		
MKT	230	RESIDENTIAL CITY		
MKT	231	RESIDENTIAL CITY		
MKT	232	RESIDENTIAL CITY		
MKT	244	LINCOLON AVE AREA		
MKT	248	MAP 214-C		
MKT	250	RESIDENTIAL		
MKT	274	NORTH EASTERN COUNTY		
MKT	275	NORTH EASTERN COUNTY		
MKT	276	NORTH EASTERN COUNTY		
MKT	277	NORTH EASTERN COUNTY		
MKT	278	NORTH EASTERN COUNTY		
MKT	279	NORTH EASTERN COUNTY		
MKT	285	S OF BUS 158 & W OF #1		
MKT	286	S OF BUS 158 & W OF #1		
MKT	287	S OF BUS 158 & W OF #1		
MKT	288	S OF BUS 158 & W OF #1		
MKT	290	SOUTH & EAST OF #1		
MKT	291	SOUTH & EAST OF #1		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	292	SOUTH & EAST OF #1		
MKT	293	SOUTH & EAST OF #1		
MKT	294	SOUTH & EAST OF #1		
MKT	295	SOUTH & EAST OF #1		
MKT	296	SOUTH & EAST OF #1		
MKT	300	RESIDENTIAL		
MKT	301	RESIDENTIAL		
MKT	302	RESIDENTIAL		
MKT	303	RESIDENTIAL		
MKT	304	RESIDENTIAL		
MKT	305	RESIDENTIAL		
MKT	306	RESIDENTIAL		
MKT	307	RESIDENTIAL		
MKT	308	RESIDENTIAL		
MKT	309	RESIDENTIAL		
MKT	310	RESIDENTIAL		
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MKT	314	RESIDENTIAL		
MKT	315	RESIDENTIAL		
MKT	316	RESIDENTIAL		
MKT	317	RESIDENTIAL		
MKT	318	RESIDENTIAL		
MKT	319	RESIDENTIAL		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	320	RESIDENTIAL		
MKT	321	RESIDENTIAL		
MKT	322	RESIDENTIAL		
MKT	323	RESIDENTIAL		
MKT	324	RESIDENTIAL		
MKT	325	RESIDENTIAL		
MKT	326	LAKE		
MKT	327	LAKE		
MKT	328	LAKE		
MKT	329	LAKE		
MKT	330	LAKE		
MKT	331	LAKE		
MKT	332	LAKE		
MKT	333	LAKE		
MKT	334	LAKE		
MKT	335	LAKE		
MKT	336	LAKE		
MKT	337	RESIDENTIAL		
MKT	338	RESIDENTIAL		
MKT	339	RESIDENTIAL		
MKT	340	LAKE		
MKT	341	RESIDENTIAL		
MKT	342	LAKE		
MKT	343	LAKE		
MKT	344	LAKE		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	345	LAKE		
MKT	346	LAKE		
MKT	347	LAKE		
MKT	348	LAKE		
MKT	349	RESIDENTIAL		
MKT	350	RESIDENTIAL		
MKT	351	RESIDENTIAL		
MKT	352	RESIDENTIAL(PREFERENTIAL)		
MKT	353	RESIDENTIAL(PREFERENTIAL)		
MKT	354	RESIDENTIAL(PREFERENTIAL)		
MKT	355	RESIDENTIAL(PREFERENTIAL)		
MKT	356	RESIDENTIAL(PREFERENTIAL)		
MKT	357	RESIDENTIAL(PREFERENTIAL)		
MKT	358	RESIDENTIAL(PREFERENTIAL)		
MKT	359	RESIDENTIAL(PREFERENTIAL)		
MKT	360	RESIDENTIAL(PREFERENTIAL)		
MKT	361	RESIDENTIAL(PREFERENTIAL)		
MKT	362	RESIDENTIAL(PREFERENTIAL)		
MKT	363	RESIDENTIAL(PREFERENTIAL)		
MKT	364	RESIDENTIAL(PREFERENTIAL)		
MKT	365	RESIDENTIAL(PREFERENTIAL)		
MKT	366	RESIDENTIAL(PREFERENTIAL)		
MKT	367	RESIDENTIAL(PREFERENTIAL)		
MKT	368	RESIDENTIAL(PREFERENTIAL)		
MKT	369	RESIDENTIAL(PREFERENTIAL)		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT 370	RESIDENTIAL(PREFERENTIAL)		
MKT 371	RESIDENTIAL(PREFERENTIAL)		
MKT 372	RESIDENTIAL(PREFERENTIAL)		
MKT 373	RESIDENTIAL(PREFERENTIAL)		
MKT 374	RESIDENTIAL(PREFERENTIAL)		
MKT 375	RESIDENTIAL(PREFERENTIAL)		
MKT 398	RESIDENTIAL		
MKT 400	MH SUBDIVISION		
MKT 401	MH SUBDIVISION		
MKT 402	MH SUBDIVISION		
MKT 403	MH SUBDIVISION		
MKT 404	MH SUBDIVISION		
MKT 405	MH SUBDIVISION		
MKT 406	MH SUBDIVISION		
MKT 407	MH SUBDIVISION		
MKT 408	MH SUBDIVISION		
MKT 409	MH SUBDIVISION		
MKT 410	MH SUBDIVISION		
MKT 411	MH SUBDIVISION		
MKT 412	MH SUBDIVISION		
MKT 413	MH SUBDIVISION		
MKT 415	OXFORD RD & SOUTH		
MKT 416	OXFORD RD & SOUTH		
MKT 417	OXFORD RD & SOUTH		
MKT 418	OXFORD RD & SOUTH		

DATE 10/28/15
TIME 17:20:52
USER KRISTY

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/USER
MKT	419	OXFORD RD & SOUTH		
MKT	420	OXFORD RD & SOUTH		
MKT	421	OXFORD RD & SOUTH		
MKT	474	LAKE		
MKT	475	LAKE		
MKT	476	LAKE		
MKT	477	LAKE		
MKT	478	LAKE		
MKT	479	LAKE		
MKT	480	LAKE		
MKT	481	LAKE		
MKT	482	LAKE		
MKT	483	LAKE		
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MKT	488	LAKE		
MKT	489	LAKE		
MKT	490	LAKE		
MKT	491	LAKE		
MKT	492	LAKE		
MKT	493	LAKE		
MKT	494	LAKE		
MKT	495	LAKE		

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: MKT

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
MKT	496	LAKE		
MKT	497	LAKE		
MKT	498	LAKE		
MKT	499	LAKE		
MKT	500	LAKE-INT		
MKT	501	LAKE-INT		
MKT	502	LAKE-INT		
MKT	503	LAKE-INT		
MKT	504	LAKE-INT		
MKT	505	LAKE-INT		
MKT	506	LAKE-INT		
MKT	507	LAKE-INT		
MKT	508	LAKE-INT		
MKT	509	LAKE-INT		
MKT	510	LAKE-INT		
MKT	511	LAKE-INT		
MKT	512	LAKE-INT		
MKT	513	LAKE-INT		
MKT	514	LAKE-INT		
MKT	515	LAKE-INT		
MKT	516	LAKE-INT		
MKT	517	LAKE-INT		
MKT	518	LAKE-INT		
MKT	519	LAKE-INT		

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: LBS

ADJUSTMENT TYPE	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/USER
LBS	.250	BLDG SITE ADJ .25	170.00	
LBS	.260	BLDG SITE ADJ .26	169.00	
LBS	.270	BLDG SITE ADJ .27	168.00	
LBS	.280	BLDG SITE ADJ .28	167.00	
LBS	.290	BLDG SITE ADJ .29	166.00	
LBS	.300	BLDG SITE ADJ .30	165.00	
LBS	.310	BLDG SITE ADJ .31	164.00	
LBS	.320	BLDG SITE ADJ .32	163.00	
LBS	.330	BLDG SITE ADJ .33	162.00	
LBS	.340	BLDG SITE ADJ .34	161.00	
LBS	.350	BLDG SITE ADJ .35	160.00	
LBS	.360	BLDG SITE ADJ .36	159.00	
LBS	.370	BLDG SITE ADJ .37	158.00	
LBS	.380	BLDG SITE ADJ .38	157.00	
LBS	.390	BLDG SITE ADJ .39	156.00	
LBS	.400	BLDG SITE ADJ .40	155.00	
LBS	.410	BLDG SITE ADJ .41	154.00	
LBS	.420	BLDG SITE ADJ .42	153.00	
LBS	.430	BLDG SITE ADJ .43	152.00	
LBS	.440	BLDG SITE ADJ .44	151.00	
LBS	.450	BLDG SITE ADJ .45	150.00	
LBS	.460	BLDG SITE ADJ .46	149.00	
LBS	.470	BLDG SITE ADJ .47	148.00	
LBS	.480	BLDG SITE ADJ .48	147.00	
LBS	.490	BLDG SITE ADJ .49	146.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: LBS

ADJUSTMENT TYPE	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/USER
LBS	.500	BLDG SITE ADJ .50	145.00	
LBS	.510	BLDG SITE ADJ .51	144.00	
LBS	.520	BLDG SITE ADJ .52	143.00	
LBS	.530	BLDG SITE ADJ .53	142.00	
LBS	.540	BLDG SITE ADJ .54	141.00	
LBS	.550	BLDG SITE ADJ .55	140.00	
LBS	.560	BLDG SITE ADJ .56	139.00	
LBS	.570	BLDG SITE ADJ .57	138.00	
LBS	.580	BLDG SITE ADJ .58	137.00	
LBS	.590	BLDG SITE ADJ .59	136.00	
LBS	.600	BLDG SITE ADJ .60	135.00	
LBS	.610	BLDG SITE ADJ .61	134.00	
LBS	.620	BLDG SITE ADJ .62	133.00	
LBS	.630	BLDG SITE ADJ .63	132.00	
LBS	.640	BLDG SITE ADJ .64	131.00	
LBS	.650	BLDG SITE ADJ .65	130.00	
LBS	.660	BLDG SITE ADJ .66	129.00	
LBS	.670	BLDG SITE ADJ .67	128.00	
LBS	.680	BLDG SITE ADJ .68	127.00	
LBS	.690	BLDG SITE ADJ .69	126.00	
LBS	.700	BLDG SITE ADJ .70	125.00	
LBS	.710	BLDG SITE ADJ .71	124.00	
LBS	.720	BLDG SITE ADJ .72	123.00	
LBS	.730	BLDG SITE ADJ .73	122.00	
LBS	.740	BLDG SITE ADJ .74	121.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: LBS

ADJUSTMENT TYPE/ QUANTITY		DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
LBS	.750	BLDG SITE ADJ .75	120.00	
LBS	.760	BLDG SITE ADJ .76	119.00	
LBS	.770	BLDG SITE ADJ .77	118.00	
LBS	.780	BLDG SITE ADJ .78	117.00	
LBS	.790	BLDG SITE ADJ .79	116.00	
LBS	.800	BLDG SITE ADJ .80	115.00	
LBS	.810	BLDG SITE ADJ .81	114.00	
LBS	.820	BLDG SITE ADJ .82	113.00	
LBS	.830	BLDG SITE ADJ .83	112.00	
LBS	.840	BLDG SITE ADJ .84	111.00	
LBS	.850	BLDG SITE ADJ .85	110.00	
LBS	.860	BLDG SITE ADJ .86	109.00	
LBS	.870	BLDG SITE ADJ .87	108.00	
LBS	.880	BLDG SITE ADJ .88	107.00	
LBS	.890	BLDG SITE ADJ .89	106.00	
LBS	.900	BLDG SITE ADJ .90	105.00	
LBS	.910	BLDG SITE ADJ .91	104.00	
LBS	.920	BLDG SITE ADJ .92	103.00	
LBS	.930	BLDG SITE ADJ .93	102.00	
LBS	.940	BLDG SITE ADJ .94	101.00	
LBS	.950	BLDG SITE ADJ .95	100.00	
LBS	.960	BLDG SITE ADJ .96	100.00	
LBS	.970	BLDG SITE ADJ .97	100.00	
LBS	.980	BLDG SITE ADJ .98	100.00	
LBS	.990	BLDG SITE ADJ .99	100.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: LBS

ADJUSTMENT TYPE	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/USER
LBS	1.000	BLDG SITE ADJ 1.00	100.00	
LBS	999,999.000	BLDG SITE ADJ OVER 1.000	100.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: L00

ADJUSTMENT TYPE/	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
L00	.500	LND SZ ADJ	136.00	
L00	1.000	LND SZ ADJ	136.00	
L00	2.000	LND SZ ADJ	136.00	
L00	3.000	LND SZ ADJ	136.00	
L00	4.000	LND SZ ADJ	136.00	
L00	5.000	LND SZ ADJ	136.00	
L00	6.000	LND SZ ADJ	136.00	
L00	7.000	LND SZ ADJ	136.00	
L00	8.000	LND SZ ADJ	136.00	
L00	9.000	LND SZ ADJ	136.00	
L00	10.000	LND SZ ADJ	136.00	
L00	11.000	LND SZ ADJ	136.00	
L00	12.000	LND SZ ADJ	135.05	
L00	13.000	LND SZ ADJ	135.00	
L00	14.000	LND SZ ADJ	134.05	
L00	15.000	LND SZ ADJ	134.00	
L00	16.000	LND SZ ADJ	133.05	
L00	17.000	LND SZ ADJ	133.00	
L00	18.000	LND SZ ADJ	132.05	
L00	19.000	LND SZ ADJ	132.00	
L00	20.000	LND SZ ADJ	131.05	
L00	21.000	LND SZ ADJ	131.00	
L00	22.000	LND SZ ADJ	130.05	
L00	23.000	LND SZ ADJ	130.00	
L00	24.000	LND SZ ADJ	129.50	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: L00

ADJUSTMENT TYPE/	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
L00	25.000	LND SZ ADJ	129.00	
L00	28.000	LND SZ ADJ	128.00	
L00	30.000	LND SZ ADJ	127.00	
L00	33.000	LND SZ ADJ	126.00	
L00	35.000	LND SZ ADJ	125.00	
L00	38.000	LND SZ ADJ	124.00	
L00	40.000	LND SZ ADJ	123.00	
L00	43.000	LND SZ ADJ	122.00	
L00	45.000	LND SZ ADJ	121.00	
L00	48.000	LND SZ ADJ	120.00	
L00	50.000	LND SZ ADJ	119.00	
L00	53.000	LND SZ ADJ	118.00	
L00	55.000	LND SZ ADJ	117.00	
L00	58.000	LND SZ ADJ	116.00	
L00	60.000	LND SZ ADJ	115.00	
L00	63.000	LND SZ ADJ	114.00	
L00	65.000	LND SZ ADJ	113.00	
L00	68.000	LND SZ ADJ	112.00	
L00	70.000	LND SZ ADJ	111.00	
L00	73.000	LND SZ ADJ	110.00	
L00	75.000	LND SZ ADJ	109.00	
L00	78.000	LND SZ ADJ	108.00	
L00	80.000	LND SZ ADJ	107.00	
L00	83.000	LND SZ ADJ	106.00	
L00	85.000	LND SZ ADJ	105.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: L00

ADJUSTMENT TYPE/	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
L00	88.000	LND SZ ADJ	104.00	
L00	90.000	LND SZ ADJ	103.00	
L00	93.000	LND SZ ADJ	102.00	
L00	98.000	LND SZ ADJ	101.00	
L00	100.000	LND SZ ADJ	100.00	
L00	105.000	LND SZ ADJ	100.00	
L00	110.000	LND SZ ADJ	100.00	
L00	115.000	LND SZ ADJ	100.00	
L00	120.000	LND SZ ADJ	100.00	
L00	125.000	LND SZ ADJ	100.00	
L00	130.000	LND SZ ADJ	100.00	
L00	135.000	LND SZ ADJ	100.00	
L00	140.000	LND SZ ADJ	100.00	
L00	145.000	LND SZ ADJ	100.00	
L00	150.000	LND SZ ADJ	100.00	
L00	155.000	LND SZ ADJ	100.00	
L00	160.000	LND SZ ADJ	100.00	
L00	165.000	LND SZ ADJ	100.00	
L00	170.000	LND SZ ADJ	100.00	
L00	180.000	LND SZ ADJ	100.00	
L00	185.000	LND SZ ADJ	100.00	
L00	190.000	LND SZ ADJ	100.00	
L00	195.000	LND SZ ADJ	100.00	
L00	200.000	LND SZ ADJ	100.00	
L00	250.000	LND SZ ADJ	100.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: L00

ADJUSTMENT TYPE/	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
L00	300.000	LND SZ ADJ	100.00	
L00	350.000	LND SZ ADJ	100.00	
L00	9,999.999	LND SZ ADJ	100.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: DP

ADJUSTMENT TYPE/	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/ USER
DP	5.000	5 FT DEPTH	8.00	
DP	10.000	10 FT DEPTH	15.00	
DP	15.000	15 FT DEPTH	22.00	
DP	20.000	20 FT DEPTH	28.00	
DP	25.000	25 FT DEPTH	34.00	
DP	30.000	30 FT DEPTH	39.00	
DP	35.000	35 FT DEPTH	43.00	
DP	40.000	40 FT DEPTH	48.00	
DP	45.000	45 FT DEPTH	52.00	
DP	50.000	50 FT DEPTH	56.00	
DP	55.000	55 FT DEPTH	59.00	
DP	60.000	60 FT DEPTH	62.00	
DP	65.000	65 FT DEPTH	65.00	
DP	70.000	70 FT DEPTH	68.00	
DP	75.000	75 FT DEPTH	70.00	
DP	80.000	80 FT DEPTH	73.00	
DP	85.000	85 FT DEPTH	76.00	
DP	90.000	90 FT DEPTH	79.00	
DP	95.000	95 FT DEPTH	82.00	
DP	100.000	100 FT DEPTH	85.00	
DP	110.000	110 FT DEPTH	88.00	
DP	120.000	120 FT DEPTH	91.00	
DP	130.000	130 FT DEPTH	94.00	
DP	140.000	140 FT DEPTH	97.00	
DP	150.000	150 FT DEPTH	100.00	

ADJUSTMENT QUANTITY LISTING
VANCE COUNTY
YEAR: 2016 TYPE: DP

ADJUSTMENT TYPE	QUANTITY	DESCRIPTION	ADJ PERCENT	LAST CHANGE DATE/USER
DP	160.000	160 FT DEPTH	103.00	
DP	170.000	170 FT DEPTH	106.00	
DP	180.000	180 FT DEPTH	108.00	
DP	190.000	190 FT DEPTH	110.00	
DP	200.000	200 FT DEPTH	111.00	
DP	220.000	220 FT DEPTH	112.00	
DP	240.000	240 FT DEPTH	113.00	
DP	260.000	260 FT DEPTH	114.00	
DP	280.000	280 FT DEPTH	115.00	
DP	300.000	300 FT DEPTH	116.00	
DP	320.000	320 FT DEPTH	117.00	
DP	340.000	340 FT DEPTH	118.00	
DP	360.000	360 FT DEPTH	119.00	
DP	380.000	380 FT DEPTH	120.00	
DP	400.000	400 FT DEPTH	121.00	
DP	99,999.000	99999 FT DEPTH	121.00	

ADJUSTMENT CODE LISTING
VANCE COUNTY
YEAR: 2016 TYPE: LC

ADJUSTMENT TYPE/ CODE		DESCRIPTION	ADJ PERCENT
LC	01	ACCESS- LIMITED	60.00
LC	02	ACCESS- PRIVATE	90.00
LC	03	ACCESS- GRAVEL	90.00
LC	04	ACCESS- PAVED	100.00
LC	05	ACCESS- HIGHWAY	100.00

YEAR. 2016
NBRHOOD CLASS. . ALL
NBRHOOD RANGE. . ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS	NEIGHBORHD CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016		005	AC	OPEN	2,000.00	OPEN			
2016		005	AC	RES	2,000.00	RESIDUAL			
2016		005	AC	WASTE	500.00	WASTE			
2016		005	AC	WOOD	2,000.00	WOODED			
2016		005	FF	FF	10.00	FF RATE			
2016		005	SF	SQFT	.05	SQFT			
2016		020	AC	BS	20,000.00	BUILDING SITE			
2016		020	AC	OPEN	3,000.00	OPEN			
2016		020	AC	RES	3,000.00	RESIDUAL			
2016		020	AC	UBS	20,000.00	UNDEVELOPED BLDG SITE			
2016		020	AC	WASTE	500.00	WASTE			
2016		020	AC	WOOD	1,500.00	WOODED			
2016		020	LT	LOT	20,000.00	LOT			
2016		021	AC	BS	24,000.00	BUILDING SITE			
2016		021	AC	OPEN	3,000.00	OPEN			
2016		021	AC	RES	3,000.00	RESIDUAL			
2016		021	AC	UBS	24,000.00	UNDEVELOPED BLDG SITE			
2016		021	AC	WASTE	500.00	WASTE			
2016		021	AC	WOOD	1,500.00	WOODED			
2016		021	LT	LOT	24,000.00	LOT			
2016		022	AC	BS	20,000.00	BUILDING SITE			
2016		022	AC	OPEN	3,000.00	OPEN			
2016		022	AC	RES	3,000.00	RESIDUAL			
2016		022	AC	UBS	20,000.00	UNDEVELOPED BLDG SITE			
2016		022	AC	WASTE	500.00	WASTE			
2016		022	AC	WOOD	1,500.00	WOODED			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	022	LT	LOT	20,000.00	LOT			
2016	023	AC	BS	15,000.00	BUILDING SITE			
2016	023	AC	OPEN	3,000.00	OPEN			
2016	023	AC	RES	3,000.00	RESIDUAL			
2016	023	AC	UBS	14,000.00	UNDEVELOPED BLDG SITE			
2016	023	AC	WASTE	500.00	WASTE			
2016	023	AC	WOOD	1,500.00	WOODED			
2016	023	FF	FF	120.00	FF RATE			
2016	023	LT	LOT	15,000.00	LOT			
2016	030	AC	BS	3,000.00	BUILDING SITE			
2016	030	AC	RES	1,500.00	RESIDUAL			
2016	030	AC	WASTE	500.00	WASTE			
2016	030	FF	FF	15.00	FF RATE			
2016	030	LT	LOT	3,000.00	LOT			
2016	030	SF	SQFT	.07	SQFT RATE			
2016	031	AC	BS	3,500.00	BUILDING SITE			
2016	031	AC	RES	1,750.00	RESIDUAL			
2016	031	AC	WASTE	500.00	WASTE			
2016	031	FF	FF	18.00	FF RATE			
2016	031	LT	LOT	3,500.00	LOT			
2016	031	SF	SQFT	.08	SQFT RATE			
2016	032	AC	BS	4,000.00	BUILDING SITE			
2016	032	AC	RES	2,000.00	RESIDUAL			
2016	032	AC	WASTE	500.00	WASTE			
2016	032	FF	FF	20.00	FF RATE			
2016	032	LT	LOT	4,000.00	LOT			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS	NEIGHBORHD CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016		032	SF	SQFT	.09	SQFT RATE			
2016		033	AC	BS	5,000.00	BUILDING SITE			
2016		033	AC	RES	2,500.00	RESIDUAL			
2016		033	AC	WASTE	500.00	WASTE			
2016		033	FF	FF	25.00	FF RATE			
2016		033	LT	LOT	5,000.00	LOT			
2016		033	SF	SQFT	.11	SQFT RATE			
2016		034	AC	BS	6,000.00	BUILDING SITE			
2016		034	AC	RES	3,000.00	RESIDUAL			
2016		034	AC	WASTE	500.00	WASTE			
2016		034	FF	FF	30.00	FF RATE			
2016		034	LT	LOT	6,000.00	LOT			
2016		034	SF	SQFT	.13	SQFT RATE			
2016		035	AC	BS	7,000.00	BUILDING SITE			
2016		035	AC	RES	3,500.00	RESIDUAL			
2016		035	AC	WASTE	500.00	WASTE			
2016		035	FF	FF	35.00	FF RATE			
2016		035	LT	LOT	7,000.00	LOT			
2016		035	SF	SQFT	.16	SQFT RATE			
2016		036	AC	BS	8,000.00	BUILDING SITE			
2016		036	AC	RES	3,500.00	RESIDUAL			
2016		036	AC	WASTE	500.00	WASTE			
2016		036	FF	FF	40.00	FF RATE			
2016		036	LT	LOT	8,000.00	LOT			
2016		036	SF	SQFT	.18	SQFT RATE			
2016		037	AC	BS	9,000.00	BUILDING SITE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS	CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016		037	AC	RES	3,500.00	RESIDUAL			
2016		037	AC	WASTE	500.00	WASTE			
2016		037	FF	FF	45.00	FF RATE			
2016		037	LT	LOT	9,000.00	LOT			
2016		037	SF	SQFT	.21	SQFT RATE			
2016		038	AC	BS	10,000.00	BUILDING SITE			
2016		038	AC	RES	3,500.00	RESIDUAL			
2016		038	AC	WASTE	500.00	WASTE			
2016		038	FF	FF	50.00	FF RATE			
2016		038	LT	LOT	10,000.00	LOT			
2016		038	SF	SQFT	.23	SQFT RATE			
2016		039	AC	BS	12,000.00	BUILDING SITE			
2016		039	AC	RES	3,750.00	RESIDUAL			
2016		039	AC	WASTE	500.00	WASTE			
2016		039	FF	FF	60.00	FF RATE			
2016		039	LT	LOT	12,000.00	LOT			
2016		039	SF	SQFT	.28	SQFT RATE			
2016		040	AC	BS	14,000.00	BUILDING SITE			
2016		040	AC	RES	3,750.00	RESIDUAL			
2016		040	AC	WASTE	500.00	WASTE			
2016		040	FF	FF	70.00	FF RATE			
2016		040	LT	LOT	14,000.00	LOT			
2016		040	SF	SQFT	.32	SQFT RATE			
2016		041	AC	BS	15,000.00	BUILDING SITE			
2016		041	AC	RES	3,750.00	RESIDUAL			
2016		041	AC	WASTE	500.00	WASTE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	041	FF	FF	75.00	FF RATE			
2016	041	LT	LOT	15,000.00	LOT			
2016	041	SF	SQFT	.34	SQFT RATE			
2016	042	AC	BS	17,500.00	BUILDING SITE			
2016	042	AC	RES	4,000.00	RESIDUAL			
2016	042	AC	WASTE	500.00	WASTE			
2016	042	FF	FF	88.00	FF RATE			
2016	042	LT	LOT	17,500.00	LOT			
2016	042	SF	SQFT	.40	SQFT RATE			
2016	043	AC	BS	20,000.00	BUILDING SITE			
2016	043	AC	RES	4,000.00	RESIDUAL			
2016	043	AC	WASTE	500.00	WASTE			
2016	043	FF	FF	100.00	FF RATE			
2016	043	LT	LOT	20,000.00	LOT			
2016	043	SF	SQFT	.46	SQFT RATE			
2016	044	AC	BS	25,000.00	BUILDING SITE			
2016	044	AC	RES	4,500.00	RESIDUAL			
2016	044	AC	WASTE	500.00	WASTE			
2016	044	FF	FF	125.00	FF RATE			
2016	044	LT	LOT	25,000.00	LOT			
2016	044	SF	SQFT	.57	SQFT RATE			
2016	045	AC	BS	30,000.00	BUILDING SITE			
2016	045	AC	RES	4,500.00	RESIDUAL			
2016	045	AC	WASTE	500.00	WASTE			
2016	045	FF	FF	150.00	FF RATE			
2016	045	LT	LOT	30,000.00	LOT			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE CODE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	045	SF	SQFT	.69	SQFT RATE			
2016	046	AC	BS	35,000.00	BUILDING SITE			
2016	046	AC	RES	5,000.00	RESIDUAL			
2016	046	AC	WASTE	500.00	WASTE			
2016	046	FF	FF	175.00	FF RATE			
2016	046	LT	LOT	35,000.00	LOT			
2016	046	SF	SQFT	.80	SQFT RATE			
2016	047	AC	BS	40,000.00	BUILDING SITE			
2016	047	AC	RES	5,000.00	RESIDUAL			
2016	047	AC	WASTE	500.00	WASTE			
2016	047	FF	FF	200.00	FF RATE			
2016	047	LT	LOT	40,000.00	LOT			
2016	047	SF	SQFT	.92	SQFT RATE			
2016	048	AC	BS	45,000.00	BUILDING SITE			
2016	048	AC	RES	5,000.00	RESIDUAL			
2016	048	AC	WASTE	500.00	WASTE			
2016	048	FF	FF	225.00	FF RATE			
2016	048	LT	LOT	45,000.00	LOT			
2016	048	SF	SQFT	1.03	SQFT RATE			
2016	049	AC	BS	50,000.00	BUILDING SITE			
2016	049	AC	RES	5,000.00	RESIDUAL			
2016	049	AC	WASTE	500.00	WASTE			
2016	049	FF	FF	250.00	FF RATE			
2016	049	LT	LOT	50,000.00	LOT			
2016	049	SF	SQFT	1.15	SQFT RATE			
2016	050	AC	BS	10,000.00	BUILDING SITE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS	NEIGHBORHD CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016		050	AC	RES	2,500.00	RESIDUAL			
2016		050	AC	UBS	9,000.00	UNDEVELOPED BLDG SITE			
2016		050	FF	FF	50.00	FF RATE			
2016		050	LT	LOT	10,000.00	LOT			
2016		050	SF	SQFT	.23	SQFT RATE			
2016		051	AC	BS	15,000.00	BUILDING SITE			
2016		051	AC	RES	3,750.00	RESIDUAL			
2016		051	AC	UBS	13,000.00	UNDEVELOPED BLDG SITE			
2016		051	FF	FF	75.00	FF RATE			
2016		051	LT	LOT	15,000.00	LOT			
2016		051	SF	SQFT	.34	SQFT RATE			
2016		052	AC	BS	20,000.00	BUILDING SITE			
2016		052	AC	RES	5,000.00	RESIDUAL			
2016		052	AC	UBS	18,000.00	UNDEVELOPED BLDG SITE			
2016		052	FF	FF	100.00	FF RATE			
2016		052	LT	LOT	20,000.00	LOT			
2016		052	SF	SQFT	.46	SQFT RATE			
2016		053	AC	BS	25,000.00	BUILDING SITE			
2016		053	AC	RES	6,250.00	RESIDUAL			
2016		053	AC	UBS	23,000.00	UNDWEVELOPED BLDG SITE			
2016		053	FF	FF	125.00	FF RATE			
2016		053	LT	LOT	25,000.00	LOT			
2016		053	SF	SQFT	.57	SQFT RATE			
2016		054	AC	BS	30,000.00	BUILDING SITE			
2016		054	AC	RES	7,500.00	RESIDUAL			
2016		054	AC	UBS	28,000.00	UNDEVELOPED BLDG SITE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	054	FF	FF	150.00	FF RATE			
2016	054	LT	LOT	30,000.00	LOT			
2016	054	SF	SQFT	.69	SQFT RATE			
2016	055	AC	BS	35,000.00	BUILDING SITE			
2016	055	AC	RES	8,750.00	RESIDUAL			
2016	055	AC	UBS	33,000.00	UNDEVELOPED BLDG SITE			
2016	055	FF	FF	175.00	FF RATE			
2016	055	LT	LOT	35,000.00	LOT			
2016	055	SF	SQFT	.80	SQFT RATE			
2016	056	AC	BS	40,000.00	BUILDING SITE			
2016	056	AC	RES	10,000.00	RESIDUAL			
2016	056	AC	UBS	38,000.00	UNDEVELOPED BLDG SITE			
2016	056	FF	FF	200.00	FF RATE			
2016	056	LT	LOT	40,000.00	LOT			
2016	056	SF	SQFT	.92	SQFT RATE			
2016	057	AC	BS	45,000.00	BUILDING SITE			
2016	057	AC	RES	11,250.00	RESIDUAL			
2016	057	AC	UBS	43,000.00	UNDEVELOPED BLDG SITE			
2016	057	FF	FF	225.00	FF RATE			
2016	057	LT	LOT	45,000.00	LOT			
2016	057	SF	SQFT	1.03	SQFT RATE			
2016	058	AC	BS	50,000.00	BUILDING SITE			
2016	058	AC	RES	12,500.00	RESIDUAL			
2016	058	AC	UBS	48,000.00	UNDEVELOPED BLDG SITE			
2016	058	FF	FF	250.00	FF RATE			
2016	058	LT	LOT	50,000.00	LOT			

DATE 10/28/15 YEAR..... 2016
TIME 17:23:37 NBRHOOD CLASS.. ALL
USER KRISTY NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	058	SF	SQFT	1.15	SQFT RATE			
2016	059	AC	BS	55,000.00	BUILDING SITE			
2016	059	AC	RES	13,750.00	RESIDUAL			
2016	059	AC	UBS	53,000.00	UNDEVELOPED BLDG SITE			
2016	059	FF	FF	275.00	FF RATE			
2016	059	LT	LOT	55,000.00	LOT			
2016	059	SF	SQFT	1.26	SQFT RATE			
2016	060	AC	BS	60,000.00	BUILDING SITE			
2016	060	AC	RES	15,000.00	RESIDUAL			
2016	060	AC	UBS	58,000.00	UNDEVELOPED BLDG SITE			
2016	060	FF	FF	300.00	FF RATE			
2016	060	LT	LOT	60,000.00	LOT			
2016	060	SF	SQFT	1.38	SQFT RATE			
2016	061	AC	BS	65,000.00	BUILDING SITE			
2016	061	AC	RES	16,250.00	RESIDUAL			
2016	061	AC	UBS	63,000.00	UNDEVELOPED BLDG SITE			
2016	061	FF	FF	325.00	FF RATE			
2016	061	LT	LOT	65,000.00	LOT			
2016	061	SF	SQFT	1.49	SQFT RATE			
2016	062	AC	BS	70,000.00	BUILDING SITE			
2016	062	AC	RES	17,500.00	RESIDUAL			
2016	062	AC	UBS	68,000.00	UNDEVELOPED BLDG SITE			
2016	062	FF	FF	350.00	FF RATE			
2016	062	LT	LOT	70,000.00	LOT			
2016	062	SF	SQFT	1.61	SQFT RATE			
2016	063	AC	BS	75,000.00	BUILDING SITE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE CODE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	063	AC	RES	18,750.00	RESIDUAL			
2016	063	AC	UBS	73,000.00	UNDEVELOPED BLDG SITE			
2016	063	FF	FF	375.00	FF RATE			
2016	063	LT	LOT	75,000.00	LOT			
2016	063	SF	SQFT	1.72	SQFT RATE			
2016	064	AC	BS	80,000.00	BUILDING SITE			
2016	064	AC	RES	20,000.00	RESIDUAL			
2016	064	AC	UBS	78,000.00	UNDEVELOPED BLDG SITE			
2016	064	FF	FF	400.00	FF RATE			
2016	064	LT	LOT	80,000.00	LOT			
2016	064	SF	SQFT	1.84	SQFT RATE			
2016	065	AC	BS	85,000.00	BUILDING SITE			
2016	065	AC	RES	21,250.00	RESIDUAL			
2016	065	AC	UBS	83,000.00	UNDEVELOPED BLDG SITE			
2016	065	FF	FF	425.00	FF RATE			
2016	065	LT	LOT	85,000.00	LOT			
2016	065	SF	SQFT	1.95	SQFT RATE			
2016	066	AC	BS	90,000.00	BUILDING SITE			
2016	066	AC	RES	22,500.00	RESIDUAL			
2016	066	AC	UBS	88,000.00	UNDEVELOPED BLDG SITE			
2016	066	FF	FF	450.00	FF RATE			
2016	066	LT	LOT	90,000.00	LOT			
2016	066	SF	SQFT	2.07	SQFT RATE			
2016	067	AC	BS	95,000.00	BUILDING SITE			
2016	067	AC	RES	23,750.00	RESIDUAL			
2016	067	AC	UBS	93,000.00	UNDEVELOPED BLDG SITE			

YEAR. 2016
NBRHOOD CLASS. . ALL
NBRHOOD RANGE. . ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	067	FF	FF	475.00	FF RATE			
2016	067	LT	LOT	95,000.00	LOT			
2016	067	SF	SQFT	2.18	SQFT RATE			
2016	068	AC	BS	100,000.00	BUILDING SITE			
2016	068	AC	RES	25,000.00	RESIDUAL			
2016	068	AC	UBS	98,000.00	UNDEVELOPED BLDG SITE			
2016	068	FF	FF	500.00	FF RATE			
2016	068	LT	LOT	100,000.00	LOT			
2016	068	SF	SQFT	2.30	SQFT RATE			
2016	069	AC	BS	110,000.00	BUILDING SITE			
2016	069	AC	RES	27,500.00	RESIDUAL			
2016	069	AC	UBS	108,000.00	UNDEVELOPED BLDG SITE			
2016	069	FF	FF	550.00	FF RATE			
2016	069	LT	LOT	110,000.00	LOT			
2016	069	SF	SQFT	2.53	SQFT RATE			
2016	070	AC	BS	115,000.00	BUILDING SITE			
2016	070	AC	RES	28,750.00	RESIDUAL			
2016	070	AC	UBS	113,000.00	UNDEVELOPED BLDG SITE			
2016	070	FF	FF	575.00	FF RATE			
2016	070	LT	LOT	115,000.00	LOT			
2016	070	SF	SQFT	2.64	SQFT RATE			
2016	071	AC	BS	120,000.00	BUILDING SITE			
2016	071	AC	RES	30,000.00	RESIDUAL			
2016	071	AC	UBS	118,000.00	UNDEVELOPED BLDG SITE			
2016	071	FF	FF	600.00	FF RATE			
2016	071	LT	LOT	120,000.00	LOT			

YEAR. 2016
NBRHOOD CLASS. . ALL
NBRHOOD RANGE. . ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	071	SF	SQFT	2.75	SQFT RATE			
2016	072	AC	BS	125,000.00	BUILDING SITE			
2016	072	AC	RES	31,250.00	RESIDUAL			
2016	072	AC	UBS	123,000.00	UNDEVELOPED BLDG SITE			
2016	072	FF	FF	625.00	FF RATE			
2016	072	LT	LOT	125,000.00	LOT			
2016	072	SF	SQFT	2.87	SQFT RATE			
2016	073	AC	BS	130,000.00	BUILDING SITE			
2016	073	AC	RES	32,500.00	RESIDUAL			
2016	073	AC	UBS	128,000.00	UNDEVELOPED BLDG SITE			
2016	073	FF	FF	650.00	FF RATE			
2016	073	LT	LOT	130,000.00	LOT			
2016	073	SF	SQFT	2.98	SQFT RATE			
2016	074	AC	BS	140,000.00	BUILDING SITE			
2016	074	AC	RES	33,600.00	RESIDUAL			
2016	074	AC	UBS	137,000.00	UNDEVELOPED BLDG SITE			
2016	074	FF	FF	700.00	FF RATE			
2016	074	LT	LOT	140,000.00	LOT			
2016	074	SF	SQFT	3.21	SQFT RATE			
2016	075	AC	BS	150,000.00	BUILDING SITE			
2016	075	AC	RES	36,000.00	RESIDUAL			
2016	075	AC	UBS	146,000.00	UNDEVELOPED BLDG SITE			
2016	075	FF	FF	750.00	FF RATE			
2016	075	LT	LOT	150,000.00	LOT			
2016	075	SF	SQFT	3.44	SQFT RATE			
2016	076	AC	BS	160,000.00	BUILDING SITE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	076	AC	RES	36,800.00	RESIDUAL			
2016	076	AC	UBS	155,000.00	UNDEVELOPED BLDG SITE			
2016	076	FF	FF	800.00	FF RATE			
2016	076	LT	LOT	160,000.00	LOT			
2016	076	SF	SQFT	3.67	SQFT RATE			
2016	077	AC	BS	170,000.00	BUILDING SITE			
2016	077	AC	RES	37,400.00	RESIDUAL			
2016	077	AC	UBS	165,000.00	UNDEVELOPED BLDG SITE			
2016	077	FF	FF	850.00	FF RATE			
2016	077	LT	LOT	170,000.00	LOT			
2016	077	SF	SQFT	3.90	SQFT RATE			
2016	078	AC	BS	175,000.00	BUILDING SITE			
2016	078	AC	RES	38,500.00	RESIDUAL			
2016	078	AC	UBS	170,000.00	UNDEVELOPED BLDG SITE			
2016	078	FF	FF	875.00	FF RATE			
2016	078	LT	LOT	175,000.00	LOT			
2016	078	SF	SQFT	4.02	SQFT RATE			
2016	079	AC	BS	180,000.00	BUILDING SITE			
2016	079	AC	RES	39,600.00	RESIDUAL			
2016	079	AC	UBS	175,000.00	UNDEVELOPED BLDG SITE			
2016	079	FF	FF	900.00	FF RATE			
2016	079	LT	LOT	180,000.00	LOT			
2016	079	SF	SQFT	4.13	SQFT RATE			
2016	080	AC	BS	190,000.00	BUILDING SITE			
2016	080	AC	RES	41,800.00	RESIDUAL			
2016	080	AC	UBS	185,000.00	UNDEVELOPED BLDG SITE			

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NBRHOOD CLASS.. ALL
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VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	080	FF	FF	950.00	FF RATE			
2016	080	LT	LOT	190,000.00	LOT			
2016	080	SF	SQFT	4.36	SQFT RATE			
2016	081	AC	BS	200,000.00	BUILDING SITE			
2016	081	AC	RES	42,000.00	RESIDUAL			
2016	081	AC	UBS	195,000.00	UNDEVELOPED BLDG SITE			
2016	081	FF	FF	1,000.00	FF RATE			
2016	081	LT	LOT	200,000.00	LOT			
2016	081	SF	SQFT	4.59	SQFT RATE			
2016	082	AC	BS	225,000.00	BUILDING SITE			
2016	082	AC	RES	42,750.00	RESIDUAL			
2016	082	AC	UBS	215,000.00	UNDEVELOPED BLDG SITE			
2016	082	FF	FF	1,125.00	FF RATE			
2016	082	LT	LOT	225,000.00	LOT			
2016	082	SF	SQFT	5.16	SQFT RATE			
2016	083	AC	BS	250,000.00	BUILDING SITE			
2016	083	AC	RES	45,000.00	RESIDUAL			
2016	083	AC	UBS	240,000.00	UNDEVELOPED BLDG SITE			
2016	083	FF	FF	1,250.00	FF RATE			
2016	083	LT	LOT	250,000.00	LOT			
2016	083	SF	SQFT	5.74	SQFT RATE			
2016	084	AC	BS	275,000.00	BUILDING SITE			
2016	084	AC	RES	46,750.00	RESIDUAL			
2016	084	AC	UBS	265,000.00	UNDEVELOPED BLDG SITE			
2016	084	FF	FF	1,375.00	FF RATE			
2016	084	LT	LOT	275,000.00	LOT			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	084	SF	SQFT	6.31	SQFT RATE			
2016	085	AC	BS	300,000.00	BUILDING SITE			
2016	085	AC	RES	51,000.00	RESIDUAL			
2016	085	AC	UBS	290,000.00	UNDEVELOPED BLDG SITE			
2016	085	FF	FF	1,500.00	FF RATE			
2016	085	LT	LOT	300,000.00	LOT			
2016	085	SF	SQFT	6.89	SQFT RATE			
2016	086	AC	BS	325,000.00	BUILDING SITE			
2016	086	AC	RES	55,250.00	RESIDUAL			
2016	086	AC	UBS	315,000.00	UNDEVELOPED BLDG SITE			
2016	086	FF	FF	1,625.00	FF RATE			
2016	086	LT	LOT	325,000.00	LOT			
2016	086	SF	SQFT	7.46	SQFT RATE			
2016	087	AC	BS	350,000.00	BUILDING SITE			
2016	087	AC	RES	59,500.00	RESIDUAL			
2016	087	AC	UBS	340,000.00	UNDEVELOPED BLDG SITE			
2016	087	FF	FF	1,750.00	FF RATE			
2016	087	LT	LOT	350,000.00	LOT			
2016	087	SF	SQFT	8.03	SQFT RATE			
2016	088	AC	BS	400,000.00	BUILDING SITE			
2016	088	AC	RES	64,000.00	RESIDUAL			
2016	088	AC	UBS	390,000.00	UNDEVELOPED BLDG SITE			
2016	088	FF	FF	2,000.00	FF RATE			
2016	088	LT	LOT	400,000.00	LOT			
2016	088	SF	SQFT	9.18	SQFT RATE			
2016	089	AC	BS	425,000.00	BUILDING SITE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
NBRHOOD RANGE.. ALL

VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	089	AC	RES	68,000.00	RESIDUAL			
2016	089	AC	UBS	415,000.00	UNDEVELOPED BLDG SITE			
2016	089	FF	FF	2,125.00	FF RATE			
2016	089	LT	LOT	425,000.00	LOT			
2016	089	SF	SQFT	9.76	SQFT RATE			
2016	090	AC	BS	450,000.00	BUILDING SITE			
2016	090	AC	RES	72,000.00	RESIDUAL			
2016	090	AC	UBS	440,000.00	UNDEVELOPED BLDG SITE			
2016	090	FF	FF	2,250.00	FF RATE			
2016	090	LT	LOT	450,000.00	LOT			
2016	090	SF	SQFT	10.33	SQFT RATE			
2016	091	AC	BS	475,000.00	BUILDING SITE			
2016	091	AC	RES	76,000.00	RESIDUAL			
2016	091	AC	UBS	465,000.00	UNDEVELOPED BLDG SITE			
2016	091	FF	FF	2,375.00	FF RATE			
2016	091	LT	LOT	475,000.00	LOT			
2016	091	SF	SQFT	10.90	SQFT RATE			
2016	092	AC	BS	500,000.00	BUILDING SITE			
2016	092	AC	RES	80,000.00	RESIDUAL			
2016	092	AC	UBS	490,000.00	UNDEVELOPED BLDG SITE			
2016	092	FF	FF	2,500.00	FF RATE			
2016	092	LT	LOT	500,000.00	LOT			
2016	092	SF	SQFT	11.48	SQFT RATE			
2016	093	AC	BS	525,000.00	BUILDING SITE			
2016	093	AC	RES	84,000.00	RESIDUAL			
2016	093	AC	UBS	515,000.00	UNDEVELOPED BLDG SITE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
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VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	093	FF	FF	2,625.00	FF RATE			
2016	093	LT	LOT	525,000.00	LOT			
2016	093	SF	SQFT	12.05	SQFT RATE			
2016	094	AC	BS	550,000.00	BUILDING SITE			
2016	094	AC	RES	88,000.00	RESIDUAL			
2016	094	AC	UBS	540,000.00	UNDEVELOPED BLDG SITE			
2016	094	FF	FF	2,750.00	FF RATE			
2016	094	LT	LOT	550,000.00	LOT			
2016	094	SF	SQFT	12.63	SQFT RATE			
2016	095	AC	BS	575,000.00	BUILDING SITE			
2016	095	AC	RES	92,000.00	RESIDUAL			
2016	095	AC	UBS	565,000.00	UNDEVELOPED BLDG SITE			
2016	095	FF	FF	2,875.00	FF RATE			
2016	095	LT	LOT	575,000.00	LOT			
2016	095	SF	SQFT	13.20	SQFT RATE			
2016	096	AC	BS	600,000.00	BUILDING SITE			
2016	096	AC	RES	96,000.00	RESIDUAL			
2016	096	AC	UBS	590,000.00	UNDEVELOPED BLDG SITE			
2016	096	FF	FF	3,000.00	FF RATE			
2016	096	LT	LOT	600,000.00	LOT			
2016	096	SF	SQFT	13.77	SQFT RATE			
2016	099	AC	BS	7,500.00	BUILDING SITE			
2016	099	AC	OPEN	2,000.00	OPEN			
2016	099	AC	RES	2,000.00	RESIDUAL			
2016	099	AC	UBS	6,500.00	UNDEVELOPED BLDG SITE			
2016	099	AC	WASTE	500.00	WASTE			

YEAR..... 2016
NBRHOOD CLASS.. ALL
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VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS	NEIGHBORHD CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016		099	AC	WOOD	1,100.00	WOODED			
2016		099	LT	LOT	7,500.00	LOT			
2016		100	AC	BS	7,000.00	BUILDING SITE			
2016		100	AC	OPEN	2,000.00	OPEN			
2016		100	AC	RES	2,000.00	RESIDUAL			
2016		100	AC	UBS	6,000.00	UNDEVELOPED BLDG SITE			
2016		100	AC	WASTE	500.00	WASTE			
2016		100	AC	WOOD	1,100.00	WOODED			
2016		100	LT	LOT	7,000.00	LOT			
2016		101	AC	BS	10,000.00	BUILDING SITE			
2016		101	AC	OPEN	2,500.00	OPEN			
2016		101	AC	RES	2,600.00	RESIDUAL			
2016		101	AC	UBS	9,000.00	UNDEVELOPED BLDG SITE			
2016		101	AC	WASTE	500.00	WASTE			
2016		101	AC	WOOD	1,300.00	WOODED			
2016		101	LT	LOT	10,000.00	LOT			
2016		102	AC	BS	9,000.00	BUILDING SITE			
2016		102	AC	OPEN	2,250.00	OPEN			
2016		102	AC	RES	2,500.00	RESIDUAL			
2016		102	AC	UBS	8,000.00	UNDEVELOPED BLDG SITE			
2016		102	AC	WASTE	500.00	WASTE			
2016		102	AC	WOOD	1,250.00	WOODED			
2016		102	FF	FF	45.00	FF RATE			
2016		102	LT	LOT	9,000.00	LOT			
2016		103	AC	BS	11,000.00	BUILDING SITE			
2016		103	AC	OPEN	2,500.00	OPEN			

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VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS	NEIGHBORHD CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016		103	AC	RES	2,800.00	RESIDUAL			
2016		103	AC	UBS	10,000.00	UNDEVELOPED BLDG SITE			
2016		103	AC	WASTE	500.00	WASTE			
2016		103	AC	WOOD	1,300.00	WOODED			
2016		103	LT	LOT	11,000.00	LOT			
2016		104	AC	BS	12,000.00	BUILDING SITE			
2016		104	AC	OPEN	2,500.00	OPEN			
2016		104	AC	RES	2,800.00	RESIDUAL			
2016		104	AC	UBS	11,000.00	UNDEVELOPED BLDG SITE			
2016		104	AC	WASTE	500.00	WASTE			
2016		104	AC	WOOD	1,300.00	WOODED			
2016		104	LT	LOT	12,000.00	LOT			
2016		106	AC	BS	15,000.00	BUILDING SITE			
2016		106	AC	RES	3,600.00	RESIDUAL			
2016		106	AC	UBS	14,000.00	UNDEVELOPED BLDG SITE			
2016		106	AC	WASTE	500.00	WASTE			
2016		106	FF	FF	125.00	FF RATE			
2016		106	LT	LOT	12,500.00	LOT			
2016		111	AC	BS	18,000.00	BUILDING SITE			
2016		111	AC	RES	3,700.00	RESIDUAL			
2016		111	AC	UBS	17,000.00	UNDEVELOPED BLDG SITE			
2016		111	AC	WASTE	500.00	WASTE			
2016		111	FF	FF	150.00	FF RATE			
2016		111	LT	LOT	15,000.00	LOT			
2016		112	AC	BS	20,000.00	BUILDING SITE			
2016		112	AC	RES	3,700.00	RESIDUAL			

YEAR..... 2016
NBRHOOD CLASS.. ALL
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VANCE COUNTY
NEIGHBORHOOD LAND RATE LISTING

YEAR	NEIGHBORHD CLASS CODE	LAND TYPE	LAND CODE	LAND RATE	DESCRIPTION	LAST CHANGE DATE/USER	PREVIOUS RATE	RATE LOCK DATE / USER
2016	112	AC	UBS	19,000.00	UNDEVELOPED BLDG SITE			
2016	112	AC	WASTE	500.00	WASTE			
2016	112	FF	FF	175.00	FF RATE			
2016	112	LT	LOT	17,500.00	LOT			
2016	114	AC	BS	23,000.00	BUILDING SITE			
2016	114	AC	RES	3,800.00	RESIDUAL			
2016	114	AC	UBS	22,000.00	UNDEVELOPED BLDG SITE			
2016	114	AC	WASTE	500.00	WASTE			
2016	114	FF	FF	185.00	FF RATE			
2016	114	LT	LOT	18,500.00	LOT			
2016	118	AC	BS	25,000.00	BUILDING SITE			
2016	118	AC	RES	3,800.00	RESIDUAL			
2016	118	AC	UBS	24,000.00	UNDEVELOPED BLDG SITE			
2016	118	AC	WASTE	500.00	WASTE			
2016	118	FF	FF	200.00	FF RATE			
2016	118	LT	LOT	20,000.00	LOT			
2016	119	AC	BS	28,000.00	BUILDING SITE			
2016	119	AC	RES	3,800.00	RESIDUAL			
2016	119	AC	UBS	27,000.00	UNDEVELOPED BLDG SITE			
2016	119	AC	WASTE	500.00	WASTE			
2016	119	FF	FF	225.00	FF RATE			
2016	119	LT	LOT	22,500.00	LOT			
2016	120	AC	BS	30,000.00	BUILDING SITE			
2016	120	AC	RES	3,800.00	RESIDUAL			
2016	120	AC	UBS	29,000.00	UNDEVELOPED BLDG SITE			
2016	120	AC	WASTE	500.00	WASTE			