

LAND TYPES AND DESCRIPTIONS

Land Type	LAND DESCRIPTIONS
H) Improved	Residential Building Site - value includes cost of normal site preparation, landscaping, and well and septic tank service.
H) Improved with Public Water	Residential Building Site - same as above with public water available to site, with public sewer system available in some cases
HS) Secondary	Secondary Building Site - value includes cost of minimal site preparation, landscaping, and well and septic tank service. Example the site of a single wide home located behind the main house on a particular parcel
HS) Secondary with Public Water	Secondary Building Site - same as above with public water available to site, with public sewer system available in some cases.
U) Undeveloped	Land that is either being actively developed, being prepared for development, or is suitable for and likely to be developed in the near future. Typically located in suburban areas with many active subdivisions and concentrated population centers. Public water is normally available and in some cases public sewer services exists.
R) Residual	Land with nominal value, typically land which only has value relative to its contribution to the overall parcel value. Example: an improved parcel which consists of 1 .25 acres, one acre will be classified as an Improved Site with the remaining .25 acres priced as residual land
ZV) Zero Value	Land segment used for descriptive purposes to identify quantities of land for reference Example can be used to identify the number of Agricultural Land Use acres in a given land segment.
FP) Flood Plain	Land located within the boundaries of designated 100 year flood plains. Value for Flood Plain Land takes into account the topographic features peculiar to this type of property.

CA) Common Area	Allocation of value to individual properties located in townhouse or condominium developments. Value includes interest in all common areas, e.g. parking areas, pools, tennis courts, etc.
W) Wasteland	Land which is unsuitable for any practical use. Example: land located under the waters of the South Fork River.
APT) Apartment Improved	Apartment Building Site - includes cost typical site preparation, landscaping and water and sewer access.
C) Commercial Improved	Commercial Building Site-includes cost of typical site preparation. landscaping and water and sewer system access.
CS) Commercial Secondary	Commercial Building Site - includes cost of minimal site preparation, landscaping, and water and sewer service.
CR) Commercial Residual	Commercial land which has nominal value, typically land which only has value relative to its contribution to the overall parcel value.
CU) Commercial Undeveloped	Vacant Commercial Land which is suitable in size, zoning and location for commercial development.
I) Industrial Improved	Industrial Building Site - includes cost of typical site preparation, landscaping and water and sewer system access.
IS) Industrial Secondary	Industrial Secondary Site - includes cost of minimal site preparation, landscaping, and water and sewer service.
IU) Industrial Undeveloped	Vacant Industrial Land which is suitable in size, zoning and location for industrial development.
IR) Industrial Residual	Industrial land which has nominal value, typically land which only has value relative to its contribution to the overall parcel value.
EH) Exempt Improved	Exempt Building Site - value includes cost of normal site preparation, landscaping and water and sewer service.

ES) Exempt Secondary	Exempt Building Site - value includes cost of minimal site preparation, landscaping, and water and sewer service.
EU) Exempt Undeveloped	Vacant Exempt Land which is suitable in size, zoning and location for exempt or governmental development.
ER) Exempt Residual	Exempt land which has nominal value, typically land which only has value relative to its contribution to the overall parcel value.

VALUATION GUIDELINES

- 1) Rural - Remote or sparsely developed areas of the county where much of the land is being actively farmed or lying idle. Turnover is infrequent and development is generally limited to major highway intersections and rural hamlet communities. Public water may or may not be available. The majority of homes and businesses in rural areas are served by individual wells and septic systems.
- 2) Suburban - Areas in the county in which development is occurring or has reached equilibrium stage. Includes typical subdivisions, concentrated communities, surrounding cities, and towns. Pockets of commercial and industrial properties are prevalent. Public water is normally available and in some cases sanitary sewer services exist.
- 3) Urban - Areas within or immediately surrounding cities or towns with a high density of housing, commercial and industrial properties. Land is almost always bought and sold with the intent to develop. Turnover is frequent and development is rapid. Public water and sewer are readily available.

LAND PRICING GUIDELINES**Acreage Method**

Land Type	Rural	Suburban	Urban
AC H	\$10000 - \$25000	\$15000 - \$40000	\$20000 - \$100000
AC APT	\$10000 - \$25000	\$15000 - \$50000	\$20000 - \$100000
AC HS	\$ 7500 - \$20000	\$11500 - \$30000	\$15000 - \$75000
AC U	\$ 4000 - \$10000	\$ 6000 - \$20000	\$ 8000 - \$40000
AC R	\$ 2500 - \$ 6500	\$ 3500 - \$10000	\$ 5000 - \$25000
AC W	\$ 2000 - \$ 5000	\$ 2500 - \$ 7500	\$ 2000 - \$ 20000
AC C	\$15000 - \$50000	\$20000 - \$150000	\$40000 - \$500000
AC CU	\$ 6000 - \$20000	\$ 8000 - \$50000	\$16000 - \$200000
AC CR	\$ 3000 - \$15000	\$ 5000 - \$40000	\$10000 - \$125000
AC CS	\$11500 - \$35000	\$15000 - \$112,500	\$30000 - \$375000
AC I	\$15000 - \$25000	\$15000 - \$40000	\$20000 - \$ 80000
AC IU	\$ 4000 - \$ 6500	\$ 6000 - \$16000	\$ 8000 - \$ 32000
AC IS	\$10000 - \$20000	\$12000 - \$30000	\$15000 - \$ 60000
AC IR	\$ 2500 - \$ 6000	\$ 3800 - \$10000	\$ 5000 - \$ 20000
AC FP	\$ 1200 - \$ 2000	\$ 1200 - \$ 2000	\$ 1200 - \$ 2000
AC EH	\$12000 - \$25000	\$15000 - \$40000	\$20000 - \$100000
AC EU	\$ 4800 - \$10000	\$ 6000 - \$16000	\$ 8000 - \$ 40000
AC ES	\$ 9000 - \$20000	\$12000 - \$30000	\$15000 - \$ 75000
AC ER	\$ 3000 - \$ 6000	\$ 3800 - \$10000	\$ 5000 - \$ 25000

Schedule of Values

Yadkin County 2009

Lot Method

Land Type	Rural	Suburban	Urban
LT B	\$7500 - \$20000	\$10000 - \$30000	\$15000 - \$75000
LTBS	\$6000 - \$15000	\$7500 - \$25000	\$10000 - \$50000
LT U	\$ 3000 - \$ 8000	\$ 4000 - \$12000	\$ 6000 - \$30000
LT R	\$ 1500 - \$ 5000	\$ 2000 - \$ 7500	\$ 3000 - \$20000

Square Foot Method

Land Type	Rural	Suburban	Urban
SF S	\$ 0.35 - \$ 1.25	\$ 0.50 - \$ 3.00	\$ 1.00 - \$ 12.50
SF SS	\$ 0.25 - \$ 0.95	\$ 0.40 - \$ 2.25	\$ 0.75 - \$ 9.50
SF SU	\$ 0.15 - \$ 0.50	\$ 0.20 - \$ 1.20	\$ 0.40 - \$ 5.00
SF SR	\$ 0.05 - \$ 0.35	\$ 0.10 - \$ 0.75	\$ 0.25 - \$ 3.15
SF I	N/A	\$ 0.35 - \$ 1.00	\$ 0.50 - \$ 2.00
SF IS	N/A	\$ 0.25 - \$ 0.75	\$ 0.35 - \$ 1.50
SF IU	N/A	\$ 0.15 - \$ 0.40	\$ 0.20 - \$ 0.80
SF IR	N/A	\$ 0.05 - \$ 0.25	\$ 0.10 - \$ 0.50

LAND INFLUENCE FACTORS

GENERAL:

The technique of land pricing, as described in other sections of this manual, provides for the development of unit land rates for all classes of real property within a given area or neighborhood. These land rates are developed from verified, recent sales and are expected to reflect market value for various prevalent land types as of the effective valuation date for each given area.

Land rates will be developed for parcels in the following Categories:

Lot
Square Foot
Acreage

It is significant to point out that assigned land rates are based on typical or normal conditions for that class of property and land type within a specific neighborhood or area. It is likely that some number of specific parcels, within a neighborhood, will have unique factors affecting the value of that land parcel. These "Land Influences Factors" may affect the value of a specific parcel beneficially or detrimentally. I.E., plus or minus compared to the norm for the neighborhood.

Proper appraisal practice indicates that a land rate adjustment or "Land Influence Factor" should be applied by the review appraiser to properly reflect the unique considerations for a parcel with significant physical or economic characteristics, deviating from the normal conditions reflected by the neighborhood land rates.

The primary goal of a Revaluation Program is equalization; it is strongly recommended that users of this manual exercise proper judgment and caution in the application of land influence factors.

Land Influence Factor Guidelines

Undeveloped Site

By definition, each selected site type rate such as primary lot, home site, primary site, secondary site, etc., includes provisions for normal site improvements to the land as site preparation, typical utility service (Water, sewer or septic disposal, electricity) and typical landscaping, driveways and walks. Therefore, it is necessary to apply an un-improved land influence factor to lots, home sites, primary or secondary sites.

Undeveloped Factor Guide

Area	Factors
Rural	-20% - 25%
Suburban	-10% - 25%
Urban	-10% - 25%

Topography

This category allows the reviewer's judgment of the degree of difficulty due to poor topography in erecting a suitable improvement on the subject parcel.

Normally if a suitable improvement is present on the subject lot, the topography problem has been corrected. Therefore, an improved lot normally should have no allowance for topography. However, a topography influence may need to be applied in significant cases of un-improved lots or tracts where poor topography represents an actual detriment to the presumed utilization of the parcel.

Topography factors include; irregular land contour, poor drainage, potential subsidence, sub-surface rock ledge, potential erosion, and flood plain areas.

The following is presented as topography factor guide:

TOPOGRAPHY INFLUENCE FACTOR GUIDE

	CONDITION	FACTOR
Normal	Problem corrected or not significant.	00%
Slight	Problem is a moderate handicap to full utilization of the lot but is correctable. The lot is buildable but less desirable than typical lots in the area due to topography problem.	10% - 25%
Severe	Problem is significant but correctable in that it prevents the development of the lot until the topography problem is corrected.	25% - 75%
Un-Buildable	The topography problem is so severe it is not economically feasible to develop the lot. An example would be a lot that can not pass health and safety perk tests.	75% - 90%

Shape or Size

Shape or size factor is normally a negative adjustment to account for loss of value to a parcel due to highly irregular shape or insufficient size for the presumed utilization of the parcel.

Shape or size factor is a review judgment and may apply to all land types. The basis for any factor is a negative adjustment reducing the subject lot value to the amount and degree of land utility applicable for the presumed utilization.

The following is presented as a shape/size factor guide:

	Condition	Factor
Normal	Shape or size is no significant detriment to the presumed utilization of the parcel.	NONE
Minor	The lot is buildable and/or economically usable for the presumed utilization but irregular shape or insufficient size precludes the full utilization of the parcel.	10% - 25%
Major	Irregular shape or insufficient size represents a significant handicap to the presumed utilization and/or development of the land category is restricted to a significant under improvement or under utilization of the parcel.	25% - 75%
Un-Buildable	The shape or size problem is so severe that it renders the land category unusable and/or unbuildable for the presumed utilization. A typical example would be an undersized lot subject to minimum zoning restrictions which effectively prevents any economical utilization.	75% - 90%

Restrictions

A negative land influence adjustment for restrictions is applicable for cases where the property is subject to a legal or physical restriction to its utilization. Typical examples would include:

Utility easements, as power lines and sewer lines. Zoning or deed restrictions to the property, limiting the utilization to a less than normal use for typical lots in the neighborhood.

Physical barriers to the property as bridges, highway medians, fences or abutments.

The following is presented as a land influence factor guide for restrictions:

	CONDITION	FACTOR
Normal	No significant restriction to the property exists.	NONE
Minor	A restriction of moderate significance, legal or physical, exists which causes the property to be less desirable than similar lots in the area which are not subject to this restriction but does not prevent utilization of the property for the presumed use.	10% - 25%
Major	A restriction of major significance, legal or physical, exists which causes the property to be restricted to a less than full utilization compared to similar lots in the area, which are not subject to this restriction. An example would be power lines bisecting the lot which prevent the building of a dwelling but would be suitable for a garage or secondary structure.	25% - 75%
Un- Buildable	A restriction of very severe impact, legal or physical, exists which causes the property to be rendered virtually un-buildable or unusable for any significant utilization compared to similar lots in the area which are not subject to this restriction. An example would be a lot rendered non-accessible by a highway right-of-way.	75% - 90%

Economic Mis-Improvement

This category is reserved as a reviewer's judgment of the comparative loss of value land (either under-improvement or over-improvement). In essence, this judgment is expressing the appraiser's opinion that the existing structure represents an encumbrance to the full utilization of the land.

The application of a mis-improvement factor for Residential/Agricultural property is possible but very rare. Most instances occur in commercial or industrial situations where market evidence indicates a different economic utilization of the land than the current utilization. It is important to recognize in the application of economic mis-improvement factors that the land is presumed to be valued on the bases of typical "highest and best" utilization and the existing structure is non-contributory to this most economical utilization. Obviously, vacant tracts are not encumbered by any structure; therefore, vacant tracts are not subject to economic mis-improvement factors. Further, the appraiser should recognize that the economic mis-improvement condition is "curable": i.e., if the structure is removed, the previously applied economic mis-improvement factor is normally no longer applicable.

Typical examples include:

Dwellings in areas converting to commercial development, or gross under-improvement, as an old warehouse located in an area where market evidence indicates modern office complex development.

Following is an Economic Mis-Improvement Factor Guide:

	CONDITION	FACTOR
Normal	The property is unimproved (No major structures present) or the existing structure is consistent with the economical utilization of the land.	NONE
Minor	The land is encumbered with a structure that represents an economic mis-improvement and the structure has an assigned value of 25% to 50% of the land value at highest and best use.	25% - 50%
Major	The land is encumbered with a structure that represents an economic mis-improvement and the structure has an assigned value of 50% or more of the land value at the highest and best use.	50% - 75%

Corner and/or Alley Influence

This category is reserved for the recognition of the enhancement in land value attributable to the potential utilization of a corner lot, over and above the value of an otherwise comparable inside lot. The enhancement due to the presence of a rear or side alley is normally common to all lots in a given area or block. Therefore, recommended procedure for enhancement due to alley influence, if any, is to consider this factor in the land rate itself.

The amount of enhancement, if any, to a corner lot must be based on the individual merits of each corner location.

Normally, corner influence is not applicable to Residential/Agricultural property. Corner influence factors should be applied to only those cases of commercial or industrial property where the corner is an actual enhancement to the land.

Following is presented as a guide for Corner Influence Factors:

	CONDITION	FACTOR
Normal	<p>The presence of a corner or alley has no significant enhancement effect to the property.</p> <p>Example: The side street has restricted access as a dead-end street.</p>	NONE
Minor	<p>The lot value is moderately enhanced by the presence of corner or alley exposure.</p> <p>Example: Intersection of two secondary streets or a major arterial street and a secondary street.</p>	+10% - +25%
Major	<p>The lot value is significantly enhanced by the presence of corner or alley exposure.</p> <p>Example: The intersection of two major arterial streets.</p>	+25% - +100%

View Influence

This factor is normally a positive adjustment for lots or parcels where the land value is significantly enhanced by the presence of a scenic or waterfront view when compared to similar lots in the area where no significant view is present. This factor also applies to golf course lots.

It is highly recommended that the appraiser exercise due caution in the application of view influence. It is useful to remember that while the subject may have an appealing view, if this condition is common the most parcels in the area, then comparatively there is probably no real view enhancement. The appraiser should also consider the permanency of the view, i.e., the probability of potential obstruction.

The following is a View Influence Factor Guide:

	CONDITION	FACTOR
Normal	The view is considered common to the area, and market evidence indicates no actual value enhancement exists.	NONE
Minor	The subject property has a moderate enhancement due to an appealing view, and market evidence: Indicates value enhancement exists.	+10% - +25%
Major	The subject property has a significant enhancement due to an appealing view. Further, the view enhancement is not common to similar lots in the area and there is little or no potential for obstruction of the view by other structures.	+25% - +100%
Negative	For properties with less than normal or typical views, the appraiser should apply negative factors to the affected properties as indicated by market analysis and evidence.	-10% - -75%

BASE RATE LAND VALUATION TECHNIQUE

The Base Rate Land Valuation Technique allows the appraiser to establish land rates using either a price per acre, price per square foot or price per lot for each parcel located within an individual neighborhood unit. This method also allows the appraiser to develop base land sizes for each land segment type within the neighborhood.

Incremental/Decremental Rates are developed as a percentage of the Base Land Rates to allow for size adjustments for those parcels which are either smaller or larger than the indicated base sizes established for the neighborhood.

EXAMPLE 1:

Neighborhood XXXX ANY PLACE RUAL

Land Type	Base Size (Acreage)	Base Rate (Per Acre)	Decrement Rate	Increment Rate
AC H	1.00	10000	5000	10000
AC O	20.00	2500	2500	1250
AC W	20.00	2500	2500	1250

Subject parcel consists of 50 acres, including: one (1) acre building site, nine (9) acres of wood land and forty (40) acres of open land. The base rate valuation technique will value the parcel in the following manner:

1 acre Building Site @ \$10000 per acre	\$ 10000
9 acres Wood land @ \$2500 per acre	\$ 22500
40 acres Rural Land @ \$1875 per acre (average) (20 acres @ \$2500 per acre - 20 acres @ \$1250 per acre)	\$ 75000
TOTAL APPRAISED VALUE OF LAND	\$107500

Schedule of Values

Yadkin County 2009

EXAMPLE 2:

Neighborhood XXXX ANY PLACE SUBDIVISION

Land Type	Base Size (Acreage)	Base Rate (Per Acre)	Decrement Rate	Increment Rate
AC H	1.00	40000	20000	40000
AC R	1.00	10000	10000	5000

Subject parcel consists of an improved lot containing .65 acres located within a prominent neighborhood. The base rate valuation technique will value the parcel in the following manner:

$$\text{Base Size } (-) \text{ Subject Size} = \text{Residual Size}$$

(1.00 acre) (.65 acres) (.35 acres)

$$\text{Residual Size} \times \text{Decrement} = \text{Residual Value}$$

(.35 acres) (\$20000/acre) (\$7000)

$$\text{Base Rate } (-) \text{ Residual Value} = \text{Appraised Value}$$

(\$40000/acre) (\$7000) (\$33000)

$$\text{Appraised Value/Subject Size} = \text{Effective Rate/Acre}$$

(\$33000) (.65 acres) (\$50769)

$$\text{Subject Site} \times \text{Effective Rate/Acre} = \text{Appraised Value}$$

(.65 acres) (\$50769) (\$33000)

$$\text{TOTAL APPRAISED VALUE OF LAND} \qquad \qquad \qquad \$33000$$

LAND USE SCHEDULES

2009 REAPPRAISAL

YADKIN COUNTY NORTH CAROLINA

In order to comply with the procedures of North Carolina General Statutes 105-317 (c) "1" and "2" and 105-277.6 (c), Yadkin County is required to develop and adopt a land use schedule of values for agriculture, horticulture and forest lands. The purpose of this schedule is to provide a uniform method of valuation based on the present value in use for qualifying lands.

After careful consideration of the available pertinent production statistics for Yadkin County, North Carolina and the 2004 Use Value Manual for Agricultural, Horticultural and Forest Land prepared by the North Carolina Use Advisory Board. The following schedule of values is recommended as the standard for present use taxation for the 2009 Yadkin County, North Carolina Reappraisal.

This schedule is based on rates recommended and developed by the North Carolina Use-Value Advisory Board North Carolina Department of Revenue Raleigh, North Carolina

LAND USE VALUATION SCHEDULE

CLASSIFICATION	CLASS I	CLASS II	CLASS III
Agriculture	\$705	\$480	\$310
Horticulture	\$845	\$580	\$370
Forestry	\$225	\$160	\$155

Rates shown are price per acre.

In lieu of detailed soil maps, the rate per acre for class I will be applied countywide for all classifications.

Poundage assessment (allotment) \$1.73/lb of Quota

LAND SCHEDULES

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Zoning - Statutory Requirements

G. S. 105 - 317(a)(1)

"In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; *zoning*; quality of soil; waterpower; water privileges; dedication as a nature preserve; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature."

The regulated or legally allowable use of a property by a zoning authority can impact its value. A parcel of land that is within a commercially zoned area could bring a higher price in the marketplace than an otherwise comparable property with a lesser or more restricted zoning.

The following list of zoning codes and districts are extracted from the Yadkin County Zoning Ordinance and the Zoning Ordinance for each specific municipality located within Yadkin County.

The list of zoning districts within the various municipalities located in Yadkin County is considered current at the time of the publication of these schedules and may be subject to change as deemed appropriate by the zoning authorities for these jurisdictions.

Please refer to the appropriate zoning ordinance for detailed administrative procedures.

Zoning District Codes and Descriptions

Yadkin County

RA Rural Agricultural
RR Restricted Residential
RL Residential Limited
RG Residential General
RI Residential Institutional
CP Conservation Protected
MHP Manufactured Home Park
CB Community Business
HB Highway Business
MI-1 Manufacturing Industrial One
MI-2 Manufacturing Industrial Two
WO Watershed Overlay

Zoning District Codes and Descriptions

Yadkinville

R-0 Residential District
R-10 Residential District 10,000 Sq.Ft.
R-20 Residential District 20,000 Sq.Ft
B-1 Neighborhood Business
B-2 Highway Business
B-3 Central Business
M-1 Light Industrial
M-2 Heavy Industrial
R-8A Residential District
R-MH Residential Manufactured Housing
F-1 Flood Plain District

Zoning District Codes and Descriptions

Jonesville

R-20 Low Density Residential
R-12 Medium Density Residential
R-10 High Density Residential
B-1 Central Business District
B-2 General Business District
B-3 Neighborhood Business District
M-1 Manufacturing District
R-MH Residential Manufactured Housing
WS-IV-CA Yadkin River Critical Area
WS-IV-PA Yadkin River Protected Area

Zoning District Codes and Descriptions

East Bend

R1 Residential District

R2 Residential District

RMF Residential Multi-Family District

HC Highway Commercial District

CS Community Shopping District

I1 Industrial District

WSO WS-IV Protected Area Yadkin River Watershed Overlay District

Zoning District Codes and Descriptions

Boonville

R-A Residential Agriculture District

R-15 Low Density Residential District

R-10 Medium Density Residential District

C-S Community Shopping Center District

H-C Highway Commercial District

M-1 Industrial District

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In order to comply with the procedures of North Carolina General Statutes 105-317 (c) “1” and “2” and 105-277.6 (c), Yadkin County is required to develop and adopt a land use schedule of values for agriculture, horticulture and forest lands. The purpose of this schedule is to provide a uniform method of valuation based on the present value in use for qualifying lands.

On Monday August 30, 2004 the Yadkin County Board of Commissioners adopted the following schedule of values for present use taxation for the 2009 Yadkin County, North Carolina Reappraisal.

LAND USE VALUATION SCHEDULE

CLASSIFICATION	RATE
Agriculture	\$500
Horticulture	\$500
Forestry	\$250

Rates shown are price per acre.