

FORSYTH COUNTY
BOARD OF COMMISSIONERS

BRIEFING DRAFT

MEETING DATE: OCTOBER 8, 2020

AGENDA ITEM NUMBER: 12

SUBJECT: ORDER APPROVING AND ADOPTING THE FINAL 2021 SCHEDULES OF VALUES, STANDARDS AND RULES FOR THE REAPPRAISAL OF REAL PROPERTY WITHIN FORSYTH COUNTY AT ITS TRUE VALUE AND AT ITS PRESENT-USE VALUE

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

G.S. 105-317 requires the assessor to prepare uniform schedules of values, standards and rules to be used in appraising real property at its true value and at its present-use value. The proposed schedules of values, standards and rules are to be reviewed and approved by the Board of County Commissioners before January 1 of the year they are applied. A public hearing on the proposed schedules, standards and rules must be held by the Board at least seven days before adopting the schedules, standards and rules. The proposed schedules of values, standards and rules were presented to the Board on September 10, 2020, and the Board held a public hearing on September 24, 2020.

ATTACHMENTS: YES NO

SIGNATURE: _____
COUNTY MANAGER

DATE: _____

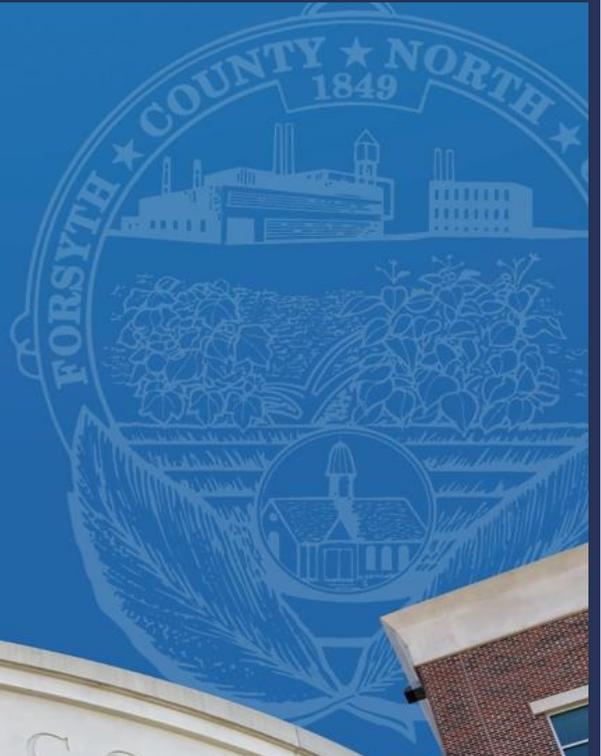
**ORDER APPROVING AND
ADOPTING THE FINAL 2021 SCHEDULES OF VALUES,
STANDARDS AND RULES FOR THE REAPPRAISAL
OF REAL PROPERTY WITHIN FORSYTH COUNTY
AT ITS TRUE VALUE AND ITS PRESENT-USE VALUE**

IT IS HEREBY ORDERED by the Board of Commissioners of Forsyth County, pursuant to the provisions of N.C.G.S. 105-317, after due notice and public hearing, that the final 2021 Schedules of Values, Standards, and Rules are hereby approved and adopted for use in the 2021 scheduled reappraisal of real property within Forsyth County, to be used in appraising real property at its true value and at its present-use value, and are hereby incorporated herein by reference, including any amendments to the proposed 2021 Schedules of Values, Standards and Rules made since the Schedules were originally submitted to the Board of County Commissioners.

IT IS FURTHER ORDERED that notice of this Order shall be published once a week for four successive weeks in a newspaper having general circulation in Forsyth County pursuant to the provisions of G.S. 105-317, stating that the final 2021 Schedules of Values, Standards, and Rules to be used in the next scheduled reappraisal of real property in Forsyth County have been approved and adopted and are open to examination in the Office of the Tax Assessor; and that a property owner who asserts that the final schedules of values, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order approving and adopting the Schedules of Values, Standards, and Rules was first published.

Adopted this the 8th day of October, 2020.

**FORSYTH COUNTY
GOVERNMENT**



FORSYTH COUNTY
GOVERNMENT CENTER

**FORSYTH COUNTY, NORTH CAROLINA
UNIFORM SCHEDULE OF VALUES,
STANDARDS, AND RULES**

for the

Reappraisal to be effective January 1, 2021

Receipt by Commissioners: September 10, 2020

Public Inspection Begins: September 11, 2020

Public Hearing Date: September 24, 2020

Adoption Date: October 8, 2020

Advertisement 1 Date: October 9, 2020

Advertisement 2 Date: October 16, 2020

Advertisement 3 Date: October 23, 2020

Advertisement 4 Date: October 30, 2020

Table of Contents

Introduction	1
Standards for Appraisal and Assessment	5
Administration of Real and Personal Property Appraisal	6
Base Specifications for all Grades of Single-Family Dwellings	9
Quality Grading – Residential Structures	10
Quality Grade Guides	10
Real Property Valuation	35
Dwelling Value	37
Grading Interior and Exterior Dwelling Appurtenances	38
Intensive Use Structures	41
Depreciation	42
Land Appraisals	46
Rural Acreage Appraisals	50
2021 Land Use-Value Schedule	53
Cost and Market Approach	54
Income Approach	55
Sales Comparison Approach	61
Real and Personal Property	62
Basic Formulas Used to Calculate Real Estate Elements	69
Appendices and Tables	75
Market Areas	76
Land Valuation	172
Rural Acreage Adjustment Table	172
Rural Residential Homesite Adjustment Table	189
Residential Building Cost Tables	190
Dwelling SQFT Adjustment Table	190
Dwelling Grade Table	197
Residential Base Rates	198
Residential Number of Stories Adjustment Table	198
Residential Additions and Deductions Adjustment Tables	199
Residential Additions Rates Table	200
Residential Miscellaneous Improvements Rate Table	202
Residential Sales Comparison Approach Tables	204

Residential Sales Comparison Adjustments Table	204
Residential Sales Comparison Size Adjustment Table	210
Commercial Cost Valuation Tables	212
Primary Structures	212
Commercial Additions Rate Table	213
Commercial Miscellaneous Improvements Rate Table	226

Introduction

Appraisals for assessment purposes are, of necessity, made on a mass basis. The task of assessing large numbers of individual parcels of real estate within a relatively short period of time has resulted in the refinement of traditional appraisal techniques to fit the realities of mass appraisal. However, the basic principles of real estate appraisal still apply. Thus, mass appraisal methods rest on the same technical and theoretical foundations as more traditional appraisal techniques. The three approaches to value--*cost, income, and sales comparison*--are the same for both mass and individual appraisals, the techniques or methods employed to complete the approaches, although, are often different for the mass appraisal for all properties within a county. It should also be pointed out that, although the Assessor's techniques are designed for mass appraisal, the resulting values constitute accurate and uniform individual appraisals of each property.

All appraisal techniques and valuations for the 2021 reappraisal are to be completed in compliance with applicable North Carolina General Statutes. N. C. General Statutes 105-283 and 105-317 require that the basis for valuation be an estimate of market value arrived at through the uniform application of valuation schedules, rules, and standards. The County-wide reappraisal, effective January 1, 2021, will utilize a computer-assisted mass appraisal, or CAMA system that is part of the NCPTS software system in agreement with the North Carolina Association of County Commissioners. The computerized storage of data, automated valuation calculation abilities, and reporting capabilities of the CAMA system aids the County's appraisers in analyzing and modifying appraisal data in accordance with the changing economic forces which control the market for real property. The CAMA system features an automated cost approach that produces values depending on the characteristics of the property and that are derived from the cost data contained in this *Schedule of Values, Standards, and Rules*.

A major component of the County's CAMA system is its sales module that captures valid, arm's length, open-market sales and the data or characteristics of each sale parcel. This record that reflects the condition and characteristics of a parcel at the time of the sale is known as a "sale record". "Sale records" are editable individually, through mass update, and are appraised like all other market area parcels by the CAMA system. Adjustments for market conditions (time) are applied by the CAMA system updating sale price amounts to a January 1, 2021 level to reflect value changes since the date of the sale. Through analysis of the "sale record" valuations and the trended sales prices, the appraiser can consider the qualified (valid) sales in each market area when establishing the new valuations. The CAMA system reports statistics such as sales ratios, price per square foot, COD, and PRD. The statistics reported by the CAMA system allow the appraisers to produce results that are accurate and consistent (fair and equitable). Assessment ratios compare the trended sale prices to the assessed valuations and are the major tool in measuring the accuracy of the valuations. Thus, the "Sale records" and resulting trended market sale prices are the foundation of the reappraisal values.

The CAMA system can generate valuations from the sales approach using direct comparable sales for residential properties. The County considers the information that is available within each market area and applies the appropriate cost or sales comparison approach based on the available data. The comparable sale approach may be used for individual properties or applied

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

en masse to full market areas. Thus, assessed values, where supported, may be derived by the sale comparison or market approach, through directly adjusting individual comparable sales to a subject property.

The income approach may be applied to property classes that are typically valued using income in the market. The values are based on the characteristics of each property using data from the market. The market information along with the appropriate characteristics of the property are retained in the income and expense module of the CAMA system. The income approach considers the economic factors of the market as they apply to a property, capitalizing an appropriate income for the property to derive an indicated value.

For greater accuracy and for more efficient use of available personnel and computer resources, most of the County has been divided into homogeneous groupings called “*appraisal market areas*”, with the remaining area classified as rural “*catchall market areas*”. Appraisal market areas are groups of parcels with similar uses and that are subject to similar economic forces. The use of appraisal market areas permits realistic analysis since they consist of market-determined groupings in defined locations which lend themselves to computer-aided mass appraisal analysis. Forsyth County’s computerized geographic information, GIS system, provides both graphic and non-graphic information on market area maps to also facilitate appraisal analysis.

Each property in Forsyth County is reviewed during the field review stage of the reappraisal. All parcels except those in catchall areas are viewed by the appraisal staff. The assessment data is checked for accuracy and a digital image is taken of all improvements if not previously captured. A GIS location point is linked to the image and property address. This process provides field verification of parcel data. It also yields an excellent set of tools for market area and parcel valuation as well as quality control.

The computer-assisted mass appraisal, CAMA system, permits analysis of the 1,419 market areas and rural catchall market areas throughout the County, utilizing the market information from over **20,000 qualified arm’s length** open market real estate transactions occurring in 2017, 2018, 2019, and 2020. As an aid to value at 100% of market value, the CAMA system also contains the ability to adjust residential improvement values by the use of a “market area factor”. The “market area factor” is a multiplier used on a market area-wide basis that adjusts the calculated residential improvement values, in one percent increments. Thus, in analyzing a market area’s sales ratio report, the appraiser may adjust the values in the market area by the use of a “market area factor” to reach current market value of January 1, 2021.

Even with the help of computers, the appraisal of a parcel of real estate involves a series of actions, procedures, and decisions, most of which require some degree of training and judgment. The more that this judgment is based on a standardized system of gathering, analyzing, weighing, and applying factors and schedules of value, the more uniform will be the final assessment. Therefore, this document serves as a source of information and a guide to standard procedures and uniform methods of appraising real property in order to secure more accurate and equitable assessments of real property in Forsyth County.

Sales Ratio Studies

North Carolina General Statute 105-289(h) requires counties to perform annual studies of the ratio of assessed value of real estate to its sale price. This is known as a sales ratio study. A sales ratio is simply the assessed value of a property divided by its sales price. For example, if a property sells for \$100,000 and its assessed value is \$90,000, the ratio is 90%. Sales ratio studies thus determine the level of assessment.

Various other statistical measures are tracked by the Tax Administration Office and are reported and reviewed regarding the uniformity and equity of the assessed values. In order to ensure the accuracy of the studies and reported statistics, it is necessary to verify that a transfer of real estate and its sale price meet the definition of a valid market value transaction. All sales are analyzed to determine if they are arms-length transactions between willing and financially able buyers and willing sellers, with neither being under any compulsion to buy or sell (NC G.S. 105-283). *The codes identifying non-qualifying sales are defined in the NCDOR DEED EDIT SHEET located on page 4 of this document.* If a sale fails to meet the definition of a valid market value sale for any reason, it is not utilized in the sales ratio study report under NC 105-289(h).

Distressed and Forced Sales

The Forsyth County real estate market has continued to experience some forced or distressed sales over the past several years. For the 2021 Reappraisal, the County has identified and considered sales after foreclosure auctions from lenders. The County also considers ‘short sales’, which are defined as sales transactions at prices below the mortgage balance not involving a financial institution. Short sales are transacted to avoid a court ordered foreclosure action. These sales may play a role in the general direction observed in the average selling price of existing homes in some areas since the last reappraisal.

While ‘distressed’ and ‘forced sales’ have occurred in different areas of the County, some areas have been more heavily impacted than others. Staff appraisers will consider all sales that have occurred in each appraisal market area since January 1, 2017, but the greatest weight will be given to comparable sales that have happened **without** duress.

Outliers and Trimming

Outliers are defined in the IAAO publication *Standard on Ratio Studies* as:

“Observations that have unusual values, that is, differ markedly from a measure of central tendency. Some outliers occur naturally; others are due to data errors.”

In the final analysis of sales ratios produced during the 2021 revaluation, the County will employ standard statistical trimming techniques as described in the IAAO *Standard on Ratio Studies* to remove outliers. Outliers are first identified and then trimmed, or removed, so that queuing errors are not created, producing erroneous results in the reporting of statistics.

Types of Invalid Sales as defined by the North Carolina Department of Revenue

NCDOR DEED EDIT SHEET

CODE REASONS FOR REJECTION:

- A. The transaction includes the conveyance of two (2) or more parcels.
- B. Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale.
- C. Deed shows \$6.00* or less in revenue stamps. *Transaction is for \$3,000 or less.
- D. The date the deed was made, entered or notarized is outside the dates of the study period.
(The study period runs from January 1 to December 31.)
- E. The transaction is between relatives or related businesses.
- F. The grantor is only conveying an undivided or fractional interest to the grantee.
- G. The deed reserves until the grantor, a life estate or some other interest.
- H. The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.
- I. One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or relocation firm.
- J. The deed conveys a cemetery lot or other tax-exempt property.
- K. One or both of the parties involved in the transaction is a church, school, lodge, or some other educational organization.
- M. The deed indicates that the property conveyed is situated in more than one county.
- N. The transaction is for minerals, timber, etc. or the rights to mine or cut same.
- O. The transaction includes the conveyance of personal property, and the value of such is not specified separate from the real property value in the deed.
- P. The transaction is the result of a forced sale or auction. (Includes items 1 & 2 Below)
- Q. Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale actually made prior to the study.
- R. The transaction involves the trade or exchange of real property.
- S. The transaction is for real property, which cannot be clearly identified on the county tax records.
- T. Non-General Warranty Deed
- X. Other (An explanation must be provided when this code is used.)

FORECLOSURE IDENTIFICATION (Unique to Forsyth County)

- 1. Forced Capture: Taking by a lender. (Subset of “P” above.)
- 2. Forced Disposition: Sale by lender to a new owner. (Subset of “P” above.)

Standards for Appraisal and Assessment

G.S. 105-283. Uniform appraisal standards.

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words “true value” shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land. (1939, c. 310, s. 500; 1953, c. 970, s. 5; 1955, c. 1100, s. 2; 1959, c. 682; 1967, c. 892, s. 7; 1969, c. 945, s. 1; 1971, c. 806, s. 1; 1973, c. 695, s. 11; 1977, 2nd Sess., c. 1297.)

The Forsyth County Tax Administration Office utilizes assessment ratio analysis to ensure reappraisals reflect market value as of the assessment date and are equitable and uniform as well. The assessment ratio standards for this office meet and/or exceed those found in the 2013 *Standard on Ratio Studies* by the International Association of Assessing Officers. Assuming that an adequate number of sales exists within a given market area, the standards used by the Forsyth County Assessor’s Office are as follows:

- (a) The median level of assessment county-wide shall be within 10% of the legal level; i.e., not lower than 90% and no more than 110%.
- (b) Each market area as far as practical shall have a median level of assessment within 10% of the legal level; i.e., not lower than 90% and no more than 110%.
- (c) Coefficients of Dispersion (COD’s) as far as practical shall be:
 - (1) 20% or less in rural areas
 - (2) 15% or less for single family residences
 - (3) 10% or less for newer and fairly homogeneous single-family residences
 - (4) 20% or less for income-producing improved properties
 - (5) 25% or less on vacant land
- (d) The price-related differential as far as practical shall be between .98 and 1.03.

Administration of Real and Personal Property Appraisal

G.S. 105-317. Appraisal of real property; adoption of schedules, standards, and rules.

- (a) Whenever any real property is appraised it shall be the duty of the persons making appraisals:
 - (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; conservation or preservation agreements; 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.
 - (2) In determining the true value of a building or other improvement, to consider at least its location; type of construction; age; replacement cost; cost; adaptability for residence, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value.
 - (3) To appraise partially completed buildings in accordance with the degree of completion on January 1.
- (b) In preparation for each revaluation of real property required by G.S. 105-286, it shall be the duty of the assessor to see that:
 - (1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.
 - (2) Repealed by Session Laws 1981, c. 678, s.1.
 - (3) A separate property record be prepared for each tract, parcel, lot, or group of contiguous lots, which record shall show the information required for compliance with the provision of G.S. 105-309 insofar as they deal with real property, as well as that required by this section. (The purpose of this subdivision is to require that individual property records be maintained in sufficient detail to enable property owners to ascertain the method, rules, and standards of value by which property is appraised.)
 - (4) The property characteristics considered in appraising each lot, parcel, tract, building, structure and improvement, in accordance with the schedules of values, standards, and rules, be accurately recorded on the appropriate property record.
 - (5) Upon the request of the owner, the board of equalization and review, or the board of county commissioners, any particular lot, parcel, tract, building, structure or improvement be actually visited and observed to verify the accuracy of property characteristics on record for that property.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

- (6) Each lot, parcel, tract, building, structure and improvement be separately appraised by a competent appraiser, either one appointed under the provisions of G.S. 105-296 or one employed under the provisions of G.S. 105-299.
 - (7) Notice is given in writing to the owner that he is entitled to have an actual visitation and observation of his property to verify the accuracy of property characteristics on record for that property.
- (c) The values, standards, and rules required by subdivision (b)(1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied. The board of county commissioners may approve the schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value either separately or simultaneously. Notice of the receipt and adoption by the board of county commissioners of either or both the true value and present-use value schedules, standards, and rules, and notice of a property owner's right to comment on and contest the schedules, standards, and rules shall be given as follows:
- (1) The assessor shall submit the proposed schedules, standards, and rules to the board of county commissioners not less than 21 days before the meeting at which they will be considered by the board. On the same day that they are submitted to the board for its consideration, the assessor shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection.
 - (2) Upon receipt of the proposed schedules, standards, and rules, the board of commissioners shall publish a statement in a newspaper having general circulation in the county stating:
 - (a) That the proposed schedules, standards, and rules to be used in appraising real property in the county have been submitted to the board of county commissioners and are available for public inspection in the assessor's office; and
 - (b) The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the board of county commissioners at least seven days before adopting the final schedules, standards, and rules.
 - (3) When the board of county commissioners approves the final schedules, standards, and rules, it shall issue an order adopting them. Notice of this order shall be published once a week for four successive weeks in a newspaper having general circulation in the county, with the last publication being not less than seven days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission. The notice shall state:
 - (a) That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the office of the assessor; and
 - (b) That a property owner who asserts that the schedules, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order adopting the schedules, standards, and rules was first published.
- (d) Before the board of county commissioners adopts the schedules of values, standards, and rules, the assessor may collect data needed to apply the schedules, standards, and

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

rules to each parcel in the county. (1939, c. 310, s. 501; 1959, c. 704, s. 4; 1967, c. 944; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 695, s. 5; 1981, c. 224; c. 678, s.1; 1985, c. 216, s. 2; c. 628, s. 4; 1987, c. 45, s. 1; c. 295, s. 1; 1997-226, s. 5.)

Base Specifications for all Grades of Single-Family Dwellings

The Base Area of a single-family residence is calculated from exterior measurements of the dwelling. Each dimension is rounded to the nearest whole foot. This dwelling base includes the following items regardless of the quality grade of the dwelling:

- ❖ Footings and foundation (no basement), the exterior walls, floor structure, and roof structure.
- ❖ Finished floors or carpeting, finished ceilings, and walls (both the interior of the exterior walls and the interior partition walls).
- ❖ Electrical service to the structure, wiring, lighting fixtures, and electrical outlets.
- ❖ Plumbing system which includes a single three-fixture bath, one water heater, and one kitchen sink.
- ❖ Central heating (with ductwork or some means other than a fan to distribute the heated air) is included in the base value of the dwelling, for example: solar, forced warm air, wood furnace, steam, hot water, and electric baseboard/ceiling. A deduction is made when there is no heat (NONE), and a smaller deduction is made for a wall or floor furnace (WALL/FLR FURNACE) which depends on gravity for air distribution. Air conditioning is *not* included in the base cost of the dwelling.

Quality Grading – Residential Structures

Both materials and workmanship are fundamental to a determination of the overall quality of construction of a dwelling. While the quality of individual building components may vary, the combinations of all the elements will determine the overall quality of the residence.

Exterior observations chiefly used for judgments on quality are wall design and finishes, window replacement, type and design as well as roof type, design and slope. Interior workmanship is normally observable in level or plumb surfaces, smoothly-finished mitered joints, and properly-fitted components. The quality and quantity of materials used is normally apparent upon inspection. The grade of wood, floor coverings, fixtures, etc., are primary indications of quality. *(It should be noted that Forsyth County does not typically have access to the interior of private residences. Decisions regarding the interior of these dwellings are made based on exterior inspection, information from the builder or developer permits and listing information.)* Finally, the overall design of the dwelling, including the number and type of items appurtenant to or within the structure, contribute to the quality of the dwelling as a whole.

Materials, workmanship, design, and appurtenances contribute to the cost of the structure. It is the task of the field appraiser to describe and to grade a dwelling so that the resultant assessment calculated from their information reflects the market value of the property as indicated by transactions involving similar properties in the residential market place.

Quality Grade Guides

The quality guides outlined for each grade of the dwellings described in the following pages assist the field appraiser in determining an appropriate quality grade for each dwelling. These guides describe the materials used, construction, workmanship, design, and overall appearance of each type. Photographic illustrations are provided for each of the alphabetic grades from HA (the highest) to E (the lowest). In addition, field appraisers may make plus or minus adjustments in quality grades. This adjustment provision within the grade scale permits the appraiser to define accurately existing quality differences between dwellings of very similar quality.

Where there is a mixture of quality grades, predominant quality characteristics should be given the most weight in arriving at an appropriate grade selection.

For additional information, refer to the *Dwelling Grade Table*.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

Note: These quality grade guides apply equally well to modular homes which are fabricated in factories to meet the requirements of the North Carolina Building Code just like site-built homes. The quality grade guides, however, do *not* apply to manufactured housing fabricated in factories to meet the lesser requirements of the Federal Housing and Urban Development (HUD) Code. Because of system limitations, three designations of stick-built homes (D, D-20, and E+10) are also used to represent three distinct grades of manufactured housing meeting the four basic legal requirements of real property:

1. It must be a residential unit.
2. It must have the moving hitch, wheels and axles removed.
3. It must be placed on a permanent foundation.
4. It must be placed on land owned by the owner of the unit.

Photographs of the three grades of manufactured housing are provided at the end of the Quality Grade Guides section.

GRADE HA DWELLINGS

This quality of residence may be referred to as extremely high cost, unique construction. Thus, it is difficult to isolate any one physical characteristic of this grade. Typically, the best of all types of materials available from domestic and foreign sources are used in construction. The design workmanship will normally be of superior and unique quality. There will be many special features and built-ins not commonly found in other homes. The total living area will usually be larger in this grade with very generous room sizes, halls, closets, storage space, and recreation rooms. The quality of hardware, lighting fixtures, and plumbing fixtures will be of superior quality for its time. Ornate and decorative design will normally be evident in such things as trim, doors, windows, and cabinets.

This grade of house is of special design, and consequently its construction is supervised closely by an architect. This grade house is built to rigid specifications of the owner.

GRADE HA DWELLINGS



GRADE AA DWELLINGS

This is a very high-grade residence combining some of the special materials found in grade HA residences with some of the best grade of materials normally carried as stock items by building supply houses. Workmanship is of very high, somewhat unique quality throughout.

The quality of hardware, lighting fixtures, and plumbing fixtures will be of the highest-grade custom or stock items with a few special items such as elaborate fireplace facings or intercom systems, special bathroom fixtures or facings, or other special features which are uncommon in good standard residential construction. In most instances, there will be numerous special features and built-ins over and above those found in the good grade houses but less elaborate in quality or quantity than those found in HA grade residences.

This type of residence is of custom design with some ornamentation and special effects evident in both the interior and exterior appointments. It has an above average number of good grade closets and storage areas of ample size. Appointments and features are a combination of the most expensive and upper range of the good grade residences.

In the practical application of quality grading, the appraiser will often encounter materials and workmanship which are found in the HA grade, the AA grade, and the A grade dwellings. Where there is a mixture of quality grades, the predominant quality characteristic should be given the most weight in arriving at the appropriate quality grade.

GRADE AA DWELLINGS



GRADE AA DWELLINGS (Continued)



GRADE A DWELLINGS

This is a high-grade residence combining some of the special materials found in grade AA residences with some of the high-grade materials normally carried as stock items by building supply houses. Workmanship is of high quality throughout.

The quality of hardware, lighting fixtures, and plumbing fixtures will be of high-grade stock items with few special items such as bathroom fixtures or facings, or other features not found in good standard residential construction. In most instances, there will be some special features and built-ins over and above those found in the good grade houses but less elaborate in quality or quantity than those found in AA grade residences.

This type of residence is of custom design with some ornamentation and special effects evident in both the interior and exterior appointments. It has an above average number of good grade closets and storage areas of ample size. Appointments and features are a blend of those found in the upper range of good grade residences.

GRADE A DWELLINGS



GRADE A DWELLINGS (Continued)



GRADE B DWELLINGS

This is a good grade residence which is constructed basically of good grade of standard stock items combined with good workmanship.

Special features in this type house normally consist of an extra quantity of cabinets, closets, counters, etc., which are constructed of good quality materials. The quality of hardware, lighting fixtures, and plumbing fixtures includes good standard stock items or it may include a combination of high-grade, good grade, and average grade appointments.

These houses may contain a limited number of special appointments contained in the Grade A residences, combined with some items of the quality found in the average grade residence so that the combination exceeds the quality and quantity of the average grade residence.

These residences are of good materials and workmanship. They may or may not have special design or ornamentation features.

GRADE B DWELLINGS



GRADE B DWELLINGS (Continued)



GRADE C DWELLINGS

This is an average grade residence made of average quality materials and standard stock items. The workmanship is of professional quality. Interior features include an adequate number of cabinets, closets, counters, etc., constructed of average grade materials.

The quality and quantity of hardware, lighting fixtures, and plumbing fixtures will be the more widely used standard stock items available during the period of construction. This grade of dwelling will contain a number of electrical outlets adequate to meet consumer demand at the time of construction.

The exterior design and the floor plan are derived from basic plans furnished by the contractor or the buyer. In newer developments, the same architectural design may be repeated periodically throughout the development. This grade dwelling in new developments may be mass produced. The design, materials, and other features in this grade of dwelling are determined by the demands of the majority of home buyers and the requirements of mortgage lenders.

GRADE C DWELLINGS



GRADE C DWELLINGS (Continued)



GRADE D DWELLINGS

Grade D includes those structures which utilize a less than average quality material and workmanship. Most are of plain or simple architectural design exhibiting few, if any, exterior innovations.

The interior features encompass only a minimum number of cabinets, counters, and closets. The cabinet work most often includes less expensive hardware and comes from stock items which may or may not be properly fitted to the space allowed for installation. The doors, windows, and wall trim are predominantly soft wood suitable for painting.

The quality and quantity of plumbing fixtures, lighting fixtures, door hardware, and window hardware are only adequate and are low cost stock items. The number of electrical outlets provided is strictly limited with few, if any, convenience outlets.

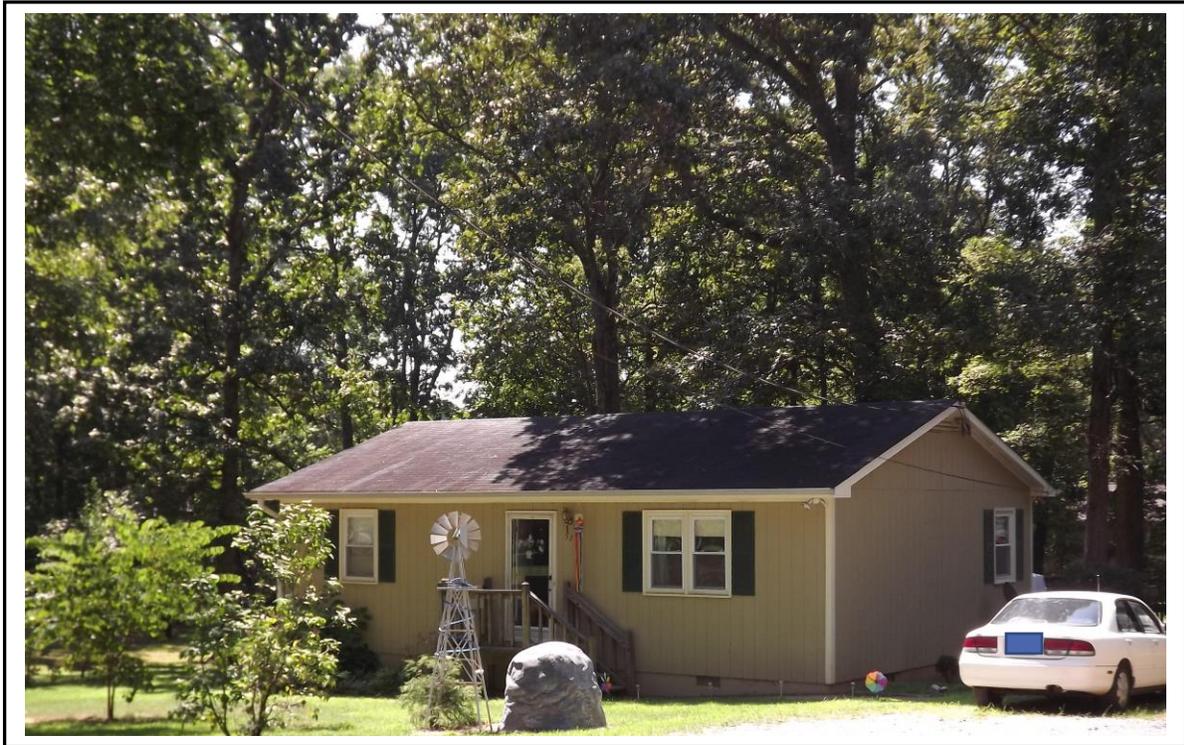
The exterior design and floor plan have only functional and necessary features. In some instances, the framing, flooring, interior wall finish, and exterior wall and roof coverings consist of substandard materials and workmanship.

The overall design, quality of materials, quality of labor, and the absence of frills provide only those basic requirements for shelter and compliance with existing building codes.

GRADE D DWELLINGS



GRADE D DWELLINGS (Continued)



GRADE E DWELLINGS

Grade E dwellings are constructed with minimum quality material, minimum quality workmanship, and no extra design factors.

The interior features provide only the base necessities. Any cabinets or work counters provided are usually of a cheaply constructed “set in place” or homemade type and may or may not be fitted to space provided. The doors, windows, and wall trim are made of cheap, low quality material, and the quality of workmanship is below average.

The base minimum quality and quantity of plumbing fixtures, lighting fixtures, doors, windows, and hardware are provided. The number of electrical outlets is less than adequate with no convenience outlets.

The exterior design and interior floor plan are very plain. The rooms are generally small; closet space is very limited, and in some instances nonexistent. The framing, flooring, interior wall finish, exterior wall covering, and roof are of substandard materials and workmanship.

The overall design, quality of materials, quality of labor, and basic design are those which barely meet the minimum standards required by regulatory agencies for health, safety, and zoning ordinances.

GRADE E DWELLINGS



GRADE E DWELLINGS (Continued)



GRADE D MANUFACTURED DWELLINGS



GRADE D-20 MANUFACTURED DWELLINGS



GRADE E+10 MANUFACTURED DWELLINGS



Real Property Valuation

The value of land and improvements and the loss in value of improvements, called depreciation, are in all cases dictated by the buying public or market. It is the appraiser's task to observe and analyze what the buying public has done and estimate what would occur as of the "appraisal date". The value of real property encompasses a promise of all the rights of ownership and amenities, which will be available to the buyer in the future. To a great extent, the value of real property derives from the anticipation of future benefits. The appraiser may only provide "an estimate, an opinion of value" as of a set date in time known as the "appraisal date". A valuation or "estimate of value" may be determined utilizing only information that existed in the market at the time of the "appraisal date". There are three distinct approaches to real value: **market (sales comparison), cost, and income**. It is up to the judgment and discretion of the appraiser to select and weigh the most appropriate approaches for a given property depending on its type and information or data available.

Land Development Costs and Entrepreneurial Profit

The Tax Assessor's Office will record a cost approach model to display on all real property records in the County. The manuals, schedules and data from Marshall & Swift Valuation Services are used as the valuation schedules for the cost approach for commercial properties. An Income Approach may be recorded for classes of commercial properties that are typically bought or sold based on their income potential. The residential Cost Approach uses data observed through local builders, developers, material costs, and market research. A Market Approach (Sales Comparison) may be recorded on individual properties or market areas where the appraiser determines that there are adequate similar sale transactions available to produce accurate and equitable appraised values. Where multiple approaches are recorded, the appraiser must determine that most appropriate approach to be applied.

Cost values and the pertinent current and local multipliers are analyzed, modified, and supplemented as necessary to conform to information obtained directly from local contractors, developers, and others. This modified and supplemented cost data is then used by staff appraisers to determine the replacement cost new of all the real property improvements in the County. The replacement costs include what the *Marshall Valuation Service* manual identifies in Section 85 as, "Contractor's Overhead and Profit." However, it does not include entrepreneurial profit, which may vary according to the complexity and risk involved in the construction or investment and as determined by the prevailing market for the property. Other items that are not contained in the replacement costs are listed by *Marshall Valuation Service* in Section 1 and include land improvement costs such as storm drainage, rough grading, and other miscellaneous land development costs and fees.

In describing entrepreneurial profit, the Fourteenth Edition of *The Appraisal of Real Estate*, © 2013, (TARE) gives a definition as: "A market derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with the development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses." (Chapter

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

27, page 573) The TARE, further states, Entrepreneurial incentive is “The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called developer’s profit) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement.” (Chapter 27, page 573) Clearly, the replacement cost new of an apartment house, for example, will be the same whether there is a shortage of apartments or an oversupply. But a shortage will certainly enhance the market value of a desirable property. Thus, the staff appraisers must use their knowledge and judgment to determine the actual values of the properties they appraise. Physical, functional, and economic obsolescence will detract from their values; good entrepreneurial judgment and high demand will enhance value.

To quote from **Section 40** of the *Marshall Valuation Service** manual, “**JUDGMENT IS THE BASIS OF ALL APPRAISING**”, since each cost or value is an estimate. The cost data in this manual are averages of actual costs, but it is necessary to select the proper cost and to recognize when the given cost must be modified up or down or a new cost developed. This judgment factor comes with study and experience and is necessary for reliable valuations. Non-standard structures or components must be recognized as such and should be appraised only by professional appraisers with the experience, judgment and data necessary to analyze the specific qualities of the structure. Any data source can only be a guide to the thought processes of the appraiser who, alone, is finally responsible for the finished estimate of cost or value.”

In any case, the assessment appraisal must reflect the market value (fee simple, unencumbered) of a property in the open market. Amounts may be added to the cost approach, as necessary, to reflect the estimated entrepreneurial contribution, or other miscellaneous development costs and fees applicable to the value of a particular property. An addition for entrepreneurial profit may be made through added amounts on the structures pricing ladder shown on each section on the property record. For entrepreneurial profit the amount added is not dependent on a particular occupancy, but would consider the type of development, construction, and location involved. Land development costs and fees not included in the building replacement costs are added to the land value by the estimate and use of base rates for improved land or sites. Thus, the calculation of the land value for an improved site contains typical extra development costs and fees. Land values for improved sites contain the value of storm drainage systems, utility connections or underground utilities, water and sewer connections, site grading, landscaping, surveying, legal and miscellaneous costs associated with the land development as appropriate.

Thus, entrepreneurial profit (when applicable) is contained in the improvement valuations, while site development costs and fees are contained in the land valuations.

* *All references to Marshall Valuation Service manual are from July, 2020 Edition*

Dwelling Value

The value of a single-family dwelling is calculated from basic cost figures obtained by market analysis of recent sales and confirmed by information provided by local building contractors. This standard dwelling is a one-story, C Grade, frame structure with 1,400 square feet of living space. The basic cost (value) of construction of a standard dwelling has been established as \$84.00 per square foot.

Improvement Valuation

The relative costs of variations from the standard structure are expressed as percentages in the tables located in the Appendix for quality grade, dwelling size and construction type. It should be noted that the tables are *not* intended to be rigid or exact in application. No appraisal manual or cost schedule can be more than a guide to the appraiser. Where unique items exist, the appraiser will consider the actual cost information provided by the property owner, determine the appropriate value or cost to be used in the appraisal and perform any necessary calculations manually. The appraiser may utilize the descriptions and types established in the computer system and then apply a sound value override rate. The most common occurrences of these items are found in *Commercial Additions Rate Tables (Page 213)* and *Commercial Miscellaneous Improvements Rate Table (Page 226)* and are denoted with “Cost or SV Rate” in the description column of each table. If the subject real property is found to exceed the upper or lower limits of the cost schedules or to exceed the limits of the computer programming, it will be the appraiser’s task to determine the correct value or cost to be used in an appraisal and to perform any necessary calculations manually. In the final analysis, it is the appraiser who must use his judgment and discretion to determine the correct value of the subject property.

Grading Interior and Exterior Dwelling Appurtenances

In determining the quality grade of a dwelling, the fireplace stacks and fireplaces and basement finished area are graded separately from the dwelling structure. The grades applicable to these items are G (good), A (average), and P (poor). The grade selected will reflect the quality of the interior item as compared to the quality grade of the dwelling structure.

GRADING FIREPLACE STACKS AND FIREPLACES:

Fireplaces are a good example of the economic principle of substitution. The IAAO book, The Property Appraisal and Assessment Administration, defines substitution as “A principle stating that a property’s value tends to be set by the cost of acquiring an equally desirable substitute.” Historically the technology of masonry, woodburning, fireplaces was a critical feature of a home. The advent of high efficiency heating system, insulated metal flues, and gas logs make fireplaces more decorative than functional. Fireplaces will be graded accordingly.

Most traditional masonry fireplaces will be graded as Fireplace Avg as long as they are fully functional. If they are not fully functional, they will be graded as Fireplace Low Cost. Large decorative fireplaces with high detail or decorative in nature may require higher grades of Fireplace Good or Fireplace Excellent. Prefabricated fireplaces and flues always use Fireplace Low Cost.

GRADING BASEMENT FINISHED AREA:

Finished basement type should be selected based on quality of the finished basement in relationship to the remainder of the dwelling and whether the basement has an above grade entrance.

BASEMENT FINISHED	
BASEMENT-FIN-LC-NR	Finished Basement Low Cost, HVAC Matching Base, Below Grade Entrance
BASEMENT-FIN-AVG-NR	Finished Basement Average, HVAC Matching Base, Below Grade Entrance
BASEMENT-FIN-GOOD-NR	Finished Basement Good, HVAC Matching Base, Below Grade Entrance
BASEMENT-FIN-LC-R	Finished Basement Low Cost, HVAC Matching Base, Above Grade Entrance
BASEMENT-FIN-AVG-R	Finished Basement Average, HVAC Matching Base, Above Grade Entrance
BASEMENT-FIN-GOOD-R	Finished Basement Good, HVAC Matching Base, Above Grade Entrance

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

Certain exterior appurtenances (appendages) are also selected based upon their quality of construction and finish in relationship to the remainder of the dwelling. These additions are included in the valuation model for Grade and Depreciation. These addition types are used to correct for quality of construction that is much higher or lower than the quality of construction for the primary dwelling. The typical grade for any of these items where the quality of construction and materials is typical for the quality of the residential property is Average. These items are as follows:

- ❖ Frame Deck
- ❖ Landing
- ❖ Patio
- ❖ Carport

The types available for these structures are G (good), A (average), and P (poor). The quality grade guides for these appendages are given below:

FRAME DECKS	
Frame Deck Good	The quality of construction and detail substantially exceeds the quality of the dwelling.
Frame Deck Average	Quality of construction and detail of the Frame Deck is similar in quality of the dwelling. Decks on high-quality homes should reflect their detail. Similarly, decks on low cost homes reflect a lower level of detail.
Frame Deck Poor	The quality of construction and detail is substantially lower than the dwelling.

LANDINGS	
Landing Good	The quality of construction and detail substantially exceeds the quality of the dwelling.
Landing Average	Quality of construction and detail of the Frame Deck is similar in quality of the dwelling. Decks on high-quality homes should reflect their detail. Similarly, decks on low cost home reflect a lower level of detail.
Landing Poor	The quality of construction and detail is substantially lower than the dwelling.

PATIOS	
Patio Good	The quality of construction and detail substantially exceeds the quality of the dwelling.
Patio Average	Quality of construction and detail of the Frame Deck is similar in quality of the dwelling. Decks on high-quality homes should reflect their detail. Similarly, Decks on low cost home reflect a lower level of detail.
Patio Poor	The quality of construction and detail is substantially lower than the dwelling.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

CARPORTS	
Carport Good	The quality of construction and detail substantially exceeds the quality of the dwelling.
Carport Average	Quality of construction and detail of the Frame Deck is similar in quality of the dwelling. Decks on high-quality homes should reflect their detail. Similarly, decks on low cost home reflect a lower level of detail.
Carport Poor	The quality of construction and detail is substantially lower than the dwelling.

Other exterior appurtenances (appendages) typically are built with the same quality of construction and finish as the remainder of the dwelling. Negative adjustments for quality of construction and finish are included in the functional obsolescence adjustment. These items include:

- ❖ Additions, whether living space, utility areas, or other.
- ❖ Porches, open or enclosed.
- ❖ Stoops, which are small porches without roof supports.
- ❖ Attached or built-in garages.

For additional information, refer to the *Residential Base Rate Table*, *Residential Number of Stories Adjustment Table*, and *Residential Additions and Deductions Adjustment Table* located in the Appendix.

Intensive Use Structures

An Intensive Use Structure may be of any age, but its design and features will require intensive use of the hand labor of skilled craftsmen. Most of the structures in this classification are dwellings which have been restored to their original appearance based on actual plans, photographs, or other documentation of the original structure. They contain most modern amenities including such items as central air conditioning, kitchen built-ins, excellent plumbing fixtures, etc. Many of these properties have been designated Historic Properties.

BASE SPECIFICATIONS

The base area of an extensive use dwelling is calculated from exterior measurements of the dwelling foundation. The base area includes the following items regardless of the quality grade of the structure:

- 1) The structure includes the footings and foundation (not basement), exterior walls, floor, and roof structures.
- 2) The interior of the structure includes finished floors or carpeting, finished ceilings and walls (both the interior of the exterior walls and the interior partition walls).
- 3) Electrical service includes wiring, lighting fixtures, and outlets.
- 4) Basic plumbing includes sewer and water connections with one three-fixture bath, one hot water heater, and one kitchen sink.
- 5) A central heating system is included; air conditioning is *not* included.
- 6) Any fireplaces and stacks are not included.

INTENSIVE DWELLING VALUE

The square foot costs (values) for average quality intensive use structures are listed in the Residential Base Rates Table, the Residential Number of Stories Adjustment Table, and the Residential Additions and Deductions Adjustment Table, located in the Appendix.

Depreciation

CAUSES OF DEPRECIATION

Improvements to land, whatever their nature, tend to depreciate or lose value over time. There are three general causes of accrued depreciation: physical deterioration, functional obsolescence, and economic obsolescence. Ways of measuring these are as follows:

PHYSICAL DETERIORATION

Physical deterioration is loss in value due to wear and tear and the forces of nature. All structures suffer natural physical decay due to tension, friction, compression, and chemical changes in the composition of materials. Some causes of physical deterioration are normal use, neglect, infestation of insects, dry rot, moisture, and the elements. Maintenance can slow physical deterioration but not arrest it altogether.

Physical deterioration may be classified as curable or incurable. Curable physical deterioration occurs when the value added by a repair equals or exceeds the cost of repair. A prudent property owner would make such repairs, which correct conditions caused by deferred maintenance. Examples include a failed heat pump or compressor, leaky plumbing, broken windows, cracked paint or plaster, a worn-out floor covering, a leaking roof, and broken built-in features.

Incurable physical deterioration is that which, as of the date of the appraisal, is not economical to repair or replace, that is, the cost of repair exceeds the gain in value. Physical components that are not easily seen, such as the structural framework, foundation, subflooring, and ceiling structures, are more likely to suffer from incurable physical deterioration. Partially depreciated items, such as siding that does not yet need replacement, are usually treated in this category.

The classification of depreciation as curable or incurable will vary with the age and location of properties. Extensive renovations may be worth doing in an improving market area but may not be in a declining one. High demand for the location or desirability of the style or historical appearance may negate the applicability of normal accrued depreciation.

FUNCTIONAL OBSOLESCENCE

Functional obsolescence is loss in value due to inability of the structure to serve adequately its highest and best use, as of the appraisal date. Functional obsolescence results from changes in demand, design, and technology and can take the form of deficiency (for example, inadequate floor plan), need for modernization (for example, outmoded kitchen), or super adequacy (for example, overly high ceilings). In any case, buyers perceive a loss in utility; therefore, the price offered is lower due to reduced demand. Sometimes a deficiency in a single building component can affect the utility of the entire improvement. For example, the electrical system installed in an older house may be inadequate for today's energy demands.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

Functional obsolescence is also classified as either curable or incurable, depending on whether the cost to cure is economically justified as of the appraisal date. Examples of curable functional obsolescence include inadequate heating or cooling systems, old-fashioned bathroom and kitchen fixtures, a too-small hot water heater, too few electrical outlets per room, low-hanging pipes in commercial or industrial buildings, and the absence of a ventilating system. In these examples, the increase in value from correcting the problem usually exceeds the cost.

For deficiencies, curable functional obsolescence is measured by excess cost to cure--the difference in cost between adding the expected item to the existing structure and installing it in a new structure, as of the date of the appraisal. For example, if installing an air conditioning system in an existing structure costs \$12,000 and installing the same system in new construction costs \$9,000, the excess cost to cure is \$3,000. In general, the excess cost to cure reflects added labor costs to install the component in an existing structure.

Incurable functional obsolescence occurs when the cost of correcting the condition exceeds the increase in value. Examples include outmoded design, poor room arrangement, and inadequate column spacing in a warehouse.

Sometimes a structure can be functionally obsolete because of its location, for example, a large, custom-built house in a moderately priced market area or a small; or a low-quality house in a high-priced market area.

ECONOMIC OBSOLESCENCE

Economic obsolescence, also called locational or external obsolescence, is loss in value as a result of impairment in desirability caused by factors outside the property's boundaries. Economic obsolescence may arise from changes in the highest and best use of a property due to market shifts or governmental actions. It may be the result of inadequate public services, lack of parking facilities in a retail business district, narrow streets and heavy traffic in a residential market area, or proximity to inharmonious industrial and commercial land use.

Economic obsolescence is seldom, if ever, curable, and the assessor measures its effect from market data. It is possible that a market area-wide obsolescence factor may already be recognized by the appraiser as a part of the analysis of the market area. Of course, an undesirable location can affect land as well as improvement values, but the effects should be separated because land value, calculated from the market, already reflects this influence.

METHODS OF ESTIMATING DEPRECIATION

Sales analysis combined with field inspection is required for the analysis and measurement of accrued depreciation. The appraiser will observe and note all conditions that diminish utility, including economic obsolescence, and estimate their combined effect on market value.

Five methods are commonly used to measure depreciation in single-property appraisal: sales comparison, capitalization of income, overall age-life, engineering breakdown, and observed condition breakdown. The first two are considered indirect methods in that depreciation is deduced from an analysis of similar properties. The last three are considered direct methods because they are based on direct analysis of the subject property, relying on estimates of effective age and remaining economic life.

Although it may not always be necessary to distinguish and label different forms and causes of depreciation, it is essential to account for all depreciation. The depreciation estimate must be supported by current market data. Depreciation, like land value and replacement cost new, must be estimated anew each time a property is reappraised.

DEPRECIATION SCHEDULES

The methods discussed above for estimating depreciation in single-property appraisals are usually too time-consuming for mass appraisal. In mass appraisal, depreciation is often estimated using depreciation schedules, which show the typical loss in value at various ages tempered or adjusted by the appraiser's observation of the property. By nature, such tables primarily recognize physical deterioration, so additional adjustments are required for any functional or economic obsolescence. Because various types of property depreciate at different rates, depreciation schedules need to be adjusted for different types of properties as well as different locations. While the tables are designed to fit the market, due to the rigidity of such predetermined depreciation tables, the County will derive proper depreciation amounts for each structure within the market area according to the market as evidenced by sales of similar properties.

The *Marshall Valuation Service* cost manual contains definitions and depreciation schedules that most closely reflect the County's position and use of depreciation. The concept of 'extended life' as defined in Section 97 of the *Marshall Valuation Service* manual was developed by their studies and forms the basis for their depreciation tables and generally conforms with the County's use of depreciation.

In examining the market sales in each appraisal market area, the appraiser will adjust the depreciations used according to their observation and judgment of the market. The sales ratios derived by the use of depreciation in establishing values in each market area, give feedback and proof as to the accuracy of its application. Thus, as the assessed valuations match the sales that have occurred in the market area and throughout the County, the appraiser's application of depreciation to the County's costing system is determined and calibrated by the market. The County in examining and valuing all the properties during a reappraisal is in a unique position to determine depreciations in this manner. This method is seen as an adaptation of the sales comparison method of deriving depreciation in a single property appraisal. From a mass

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

appraisal format the appraiser considers the universe of sales available or appropriate for comparison and the resulting sales ratios produced verifies the correctness of the depreciations used.

Thus, during the 2021 reappraisal, the appraiser will analyze each market area and will essentially conduct a “best fit analysis” on depreciation by examining the sales ratios produced by individual valuations in each market area.

Any depreciation method must be used with judgment of the market by the appraiser. Depreciation amounts set by mathematical formulas such as “*straight-line*” or “*age-life*” depreciation are not held as leading to accurate appraisals **without market support**. It is the appraiser’s task to determine both the nature and extent of depreciation suffered by a property so that the resulting assessed value reflects what the buying public will pay – the market value of the property.

Land Appraisals

The purpose of this section is to describe the appraisal principles and techniques used to achieve a uniform market value appraisal of vacant land for residential, commercial, or industrial use. Recent sales of vacant land are identified through transfer documents and the Western Piedmont Multiple Listing Service. These sales are then documented and, as possible, confirmed. If these sales meet the qualification criteria of the North Carolina Department of Revenues, Ad Valorem Section, they are qualified as arm's length, open-market transactions. The qualified sales are then analyzed for market value information.

ANALYSIS

The highest and best use of a parcel is the reasonable and probable use that supports the highest value as of the date of the appraisal. This use must be physically possible, financially feasible, and legally permissible. Therefore, zoning is a primary determinant whether a property's "highest and best use" and value will be used for residential, commercial, or industrial purposes. In addition, in analyzing recent sales within each appraisal market area, each of the following factors is considered and weighed. Any adjustments required by the following factors are made at the discretion of the appraiser. The appraiser will decide the amount of impact on value due to the various characteristics of each parcel. For example, topography problems or easements may have little or no impact on value if located at the rear of the parcel or in buffer areas.

Size

Size plays a major role in determining the price at which a parcel of land will sell. If the parcel does not have access to County water and sewer, the value of small parcels depends greatly on Health Department regulations pertaining to septic systems and watersheds. Size factors may be applied by use of homesite, excess acreage, commercial and industrial land size adjustment tables. Adjustments may also be applied manually to individual tracts where market information indicates. Positive or negative adjustments are made as appropriate.

Location

Location is a key factor in determining the market value of a parcel. However, the sales of land being analyzed are grouped by appraisal market areas so location factors are minimized. Nevertheless, the market may offer higher prices for property in or near economically active areas including subdivisions, shopping centers, traffic arteries, etc. Conversely, parcels near declining market areas or under the influence of other adverse conditions have lower values than standard parcels. Positive or negative adjustments are made as appropriate.

Road Frontage

The market may indicate a relationship between the value of a parcel of land and the amount of usable road frontage. Positive or negative adjustments are made as appropriate.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

Topography

Topography is the surface configuration of a tract of land. This may include ditches, gullies, steep banks, areas prone to flooding, etc. These items are usually, but not always, due to natural causes. Negative adjustments are made as appropriate.

Shape

The shape of a parcel may render it less capable of being utilized as compared to a standard parcel. Negative adjustments are made as appropriate.

Access

Direct access to a parcel of land from a public paved road is considered the standard. Parcels with access only from public gravel or dirt roads will have their values adjusted downward. Tracts that are accessible only by private drive or easement will be given a larger minus adjustment. Parcels inaccessible by road will be given a minus adjustment as applicable. Negative adjustments are made as appropriate.

Easement

Easements may be surface, subsurface, or overhead easements. Negative adjustments are made as appropriate.

Utility

Utility is a negative adjustment used to compensate for an undeveloped lot within a subdivision. This adjustment compensates for items like final grading, water and sewer connections. Negative adjustments are made as appropriate.

Non-Perk

Failure to “perk” or meet the minimum requirements for the installation of a septic system can have a negative impact on the value of rural land if the property does not have access to public sewer. Negative adjustments are made as appropriate.

Arm’s length sales of vacant lots or tracts are primary sources of market value information, but when few similar or recent sales have been recorded, other techniques are used to arrive at current residential land values such as: abstraction, allocation, capitalization of ground rents, etc.

RESIDENTIAL LOT APPRAISALS

New Subdivisions

In new subdivisions, sale prices of vacant lots, construction costs, and sales prices of improved lots are not usually available to the appraiser. However, lot values can be determined even in those market areas where vacant land sales are restricted to contractors who are not required to pay market value. Such lots are typically discounted to the contractor who in turn agrees to market the homes they build through the developer's organization. Based on sales of vacant lots and sales of new homes including the lot and improvements in other new subdivisions, it is possible to determine a range of value allocated to land. This percentage of sales price may then be applied to sales prices of new homes in comparable market areas to get an estimate of the vacant lot value.

In addition, if there are not enough recent open market sales of vacant land in the subject subdivision, the appraiser can estimate lot values by using sales from a similar new subdivision or from earlier dates by adjusting the sales prices to account for the effects of any difference in location or time or both.

Established Subdivisions

In established market areas where sales of vacant lots and new home sales are rare, the technique called *abstraction* is often used to determine the value of land. If all the value (replacement cost new, including builder's profit, etc.) of the improvements to land less any depreciation (see preceding section) is subtracted from the sale price of residential properties, the residual value must be the value of the land in the subject market area. To use this technique successfully, the improvements must be valued at the highest and best use of the land and any depreciation must be accounted for.

As in the case of new subdivisions, if there are not enough recent open market sales of vacant land in an established subdivision, the appraiser can estimate lot value by using sales from a similar subdivision or other location, adjusting the sales prices to account for the effects of any differences.

Condominium, Townhouse, and Cluster House Developments

Although a deed for condominium ownership may not convey fee simple ownership of any land, the deed does convey a fractional, undivided ownership of all common area property, both land and improvements, (held in common with other owners in the same development). Similarly, owners of townhouses and cluster homes, who do have fee simple ownership of the land under their house, also own a fractional, undivided ownership of all common area property, both land and improvements (held in common with other owners in the same development). The land valuation of these parcels reflects the site's contribution to the total market value of the parcel. Thus, the land valuation component is not merely a mathematical formula based on a percentage of the total tract's square footage, or other measure, but is dependent on the market value of each parcel, including market value of all common areas and any premiums for this type of ownership. The land component valuation in this manner is based on the "principle of contribution", which according to the fourteenth edition of The Appraisal of Real Estate holds, "that the value of an individual component of a property is measured in terms of how much it contributes to the value of the property as a whole".

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

G.S. 105-277.8. Taxation of property of nonprofit homeowners' association.

(a) The value of real and personal property owned by a nonprofit homeowners' association shall be included in the appraisals of property owned by members of the association and shall not be assessed against the association if:

- (1) All property owned by the association is held for the use, benefit, and enjoyment of all members of the association equally;
- (2) Each member of the association has an irrevocable right to use and enjoy, on an equal basis, all property owned by the association, subject to any restrictions imposed by the instruments conveying the right or the rules, regulations, or bylaws of the association; and
- (3) Each irrevocable right to use and enjoy all property owned by the association is appurtenant to taxable real property owned by a member of the association.

The assessor may allocate the value of the association's property among the property of the association's members on any fair and reasonable basis.

(b) As used in this section, "nonprofit homeowners' association" means a homeowners' association as defined in 528(c) of the Internal Revenue Code. (1979, c. 686, s. 1; 1987, c. 130.)

COMMERCIAL LAND APPRAISALS

Unlike typical residential properties, commercial properties vary widely in size, usage, and other factors. The land is normally valued by square foot or acreage. Zoning is also variable and a major factor in the valuation of commercial land. As commercial property is zoned to serve a specific function; the size and shape of the tract and the road frontage must be evaluated from that standpoint. The availability of utilities and access to transportation arteries are also critical to value.

While recent qualifying sales of similar vacant tracts are primary indications of market value, vacant commercial land may be valued by the capitalization of ground rents technique. Also, the income approach to value may be used to determine the value of improved parcels and by determining the replacement cost new of the improvements and any depreciation of those improvements, the land residual technique may be used to value the land.

The value of an isolated commercial parcel located in a rural area of the county is based on the value of comparable properties located in the nearest commercial market area, with appropriate adjustments for location and other parcel attributes.

INDUSTRIAL LAND APPRAISALS

Industrial land is normally priced by the square foot or acreage. The best indications of the value of vacant land zoned for industrial use are recent sales of similar tracts.

SUMMARY

In all cases, the best indications of the value of vacant land are recent open-market, arm's length sales of similar tracts. Other indications of value may be obtained through the use of the land residual, abstraction, allocation, capitalization-of-ground rents techniques; however, these methods require that the improvements be valued in accordance with the highest and best use of the land and any depreciation be accounted for.

Rural Acreage Appraisals

The purpose of this section is to describe the appraisal principles and techniques used to achieve a uniform market value appraisal of rural land zoned for single family residences. By far, the largest market in rural Forsyth County is for tracts of twenty acres or less to be utilized as or developed into residential homesites. Each rural market area's sales are reviewed by the assigned appraiser to develop overall land rates for the market. Highest and best use along with size, topography, location, road access, septic system perking, and flooding are then considered for each parcel. Many of the tracts larger than twenty acres are purchased for residential development or as an investment.

Because of this increasing emphasis on the residential use of rural acreage tracts, it is extremely important that an appraisal technique be used which is accurate and consistent in application. In our opinion, the method described below will provide the best and most consistent indication of the market value of rural land tracts available for residential purposes.

THE METHOD

Throughout the County, rural land sales information has been collected and confirmed where possible. This information was then analyzed to determine geographical areas of similar land prices and the current land price (Base Price per Acre) for an unimproved twenty-acre tract of land. By election, our appraisal system is based upon a theoretical twenty-acre tract of land with no positive or adverse factors. In analyzing recent sales within Market Areas, each of the following factors was considered and weighed.

Size

Size plays a major role in determining the per acre price at which a parcel of land will sell. Larger tracts will usually bring a lower price per acre while smaller tracts will usually command a higher price per acre. The value of small parcels depends greatly on Health Department regulations pertaining to septic systems. This relationship of parcel size to value has been detailed in the *Rural Acreage Adjustment Table*, located in the Appendix.

Location

Location is a key factor in determining the market value of a parcel. As noted above, however, the sales of rural land being analyzed are grouped by value and by market area both, so location factors are minimized. Nevertheless, the market offers higher prices for property in or near economically active areas including subdivisions, shopping centers, traffic arteries, etc. Conversely, parcels near declining market areas or under the influence of other adverse conditions have lower values than standard parcels. Positive or negative adjustments are made to reflect these location influences.

RURAL ACREAGE APPRAISALS (CONTINUED)

Road Frontage

The market may indicate a relationship between the value of a parcel of land and the amount of usable road frontage. Positive or negative adjustments are made as appropriate

Topography

Topography is the surface configuration of a tract of land. This may include ditches, gullies, steep banks, areas prone to flooding, etc. These items are usually, but not always, due to natural causes. Negative adjustments are made as appropriate.

Shape

The shape of a parcel may render it less capable of being utilized as compared to a standard parcel. Negative adjustments are made as appropriate.

Access

Direct access to a parcel of land from a paved road is considered the standard. Parcels with access only from public gravel or dirt roads will have their values adjusted downward. Tracts that are accessible only by private drive or easement will be given a larger minus adjustment. Parcels inaccessible by road will be given a minus adjustment as applicable. Negative adjustments are made as appropriate.

Easement

Easements may be surface, subsurface, or overhead easements. Negative adjustments are made as appropriate.

Non-Perk

Failure to “perk” or meet the minimum requirements for the installation of a septic system can have a negative impact on the value of rural land if the property does not have access to public sewer. Negative adjustments are made as appropriate.

MARKET ANALYSIS OF RURAL LAND & RECOMMENDED BASE PRICES

Each rural market area's sales are reviewed by the assigned appraiser to develop overall land rates for the market. Highest and best use along with size, topography, location, road access, septic system perking, and flooding are then considered for each parcel. The physical characteristics of the land are identified and reviewed through the County GIS system that provides orthophotography, flood maps, road centerlines, and topographical contours.

HOMESITE

An acreage tract with a dwelling on it will have the value of a homesite included in the value of the tract. For tracts of one acre or less, the entire tract will be valued as a homesite. For tracts of more than one acre, one acre will be valued as a homesite for each dwelling or residence (including modular and mobile homes) on the tract up to the total acreage of the parcel. The value of a homesite has been established by the market. The value of vacant land has been established by the base price per acre analysis. A further study of utility costs (water and septic system) indicated that an additional \$11,000 was required to account for the cost of the utility system.

2021 Land Use-Value Schedule **Major Land Resource Area 136 (Piedmont)**

Taxation on the basis of present-use value is authorized by North Carolina law for eligible land designated by use as agricultural, horticultural, or forestland. Section 105-277.7 of the General Statutes of North Carolina, as amended in 1985, establishes a nine-member Use-Value Advisory Board and directs it to annually submit a recommended use-value manual to the Department of Revenue. The contents of the manual, as well as guidelines for its development, are further specified in Section 105-289(a)(5) of these statutes.

The following schedule is taken directly from the 2021 Use-Value Manual, published in April of 2020. Forsyth County has adopted the schedule recommended by the Use-Value Advisory Board in the 1988, 1993, 1997, 2001, 2005, 2009, 2013, 2017, and 2021 reappraisals.

<u>AGRICULTURE</u>	
<u>Class</u>	<u>Price Per Acre</u>
I	\$950
II	\$645
III	\$420
IV	\$40

<u>HORTICULTURE</u>	
<u>Class</u>	<u>Price Per Acre</u>
I	\$1,370
II	\$890
III	\$615
IV	\$40

<u>FORESTRY</u>	
<u>Class</u>	<u>Price Per Acre</u>
I	\$364
II	\$255
III	\$252
IV	\$164
V	\$109
VI	\$40

Cost and Market Approach

The cost approach is based on the theory that the market value of an improved parcel can be estimated as the sum of the land or site value and the depreciated value of the improvements (replacement cost new less depreciation). The cost approach is based on the principle of substitution and requires estimates of land value, accrued depreciation, the current cost of constructing the improvements, and the addition of entrepreneurial profit, if any. The cost approach attempts to replicate the workings of the real estate market. The current cost of construction and cost of a site of equal utility represent the supply side of the market. Other components of the cost approach, such as depreciation, the price of substitutes, location, and other non-cost market adjustments, represent the demand side of the market. When these components are derived from the market, the cost approach may be characterized as a ‘hybrid’ cost-market approach.

In mass appraisal, the cost approach, if correctly applied and all elements of cost are recognized, provides stable, consistent estimates of value. The cost approach usually works best for newer buildings, which have less depreciation and more easily estimated construction costs. It is especially useful for appraisal of certain property types – such as industrial and special-purpose – for which sales and income data are often scarce. Even when values from the other approaches are used for assessments, calculation of the cost approach may be used as a check and support.

The County appraisers consider valid, arms-length sales during the reappraisal of each market area. In considering the sales ratios, and per square foot values of the sales while establishing the new valuations, the market approach to value is considered for each parcel. These statistics are also examined by property type, such as two-story frame dwellings or fast food restaurants during the reappraisal, and are retained for each appraisal market area.

Income Approach

Income-producing real estate is typically viewed as an investment such as stocks and bonds. The investor perceives that there will be an income stream and/or an increase in equity value that will justify the investment. Since income-producing properties are principally purchased under these assumptions, the use of the cost and sales comparison approaches are secondary to the income approach.

The income approach provides an indication of what a prudent investor would pay for a given property based on an analysis of the potential income that the property would produce. Estimating the present value from income is called *capitalization*. The basic model for direct capitalization is in the form: **Value = Income/Rate**. The income is the estimate of annual net stabilized income. The rate is the capitalization rate appropriate for the subject property at the effective date of the appraisal. Direct capitalization uses a capitalization rate taken directly from the market by dividing the net income of a sale property by the sale price. It is the method most used for mass appraisal as it is easily understood, can be used consistently because few variables are used, and its components can be supported by market evidence.

The first step in analyzing income is the calculation of potential gross income. For direct capitalization this is the projected total earnings from the market rent of the property at one hundred percent occupancy for the next year after the appraisal date. Next, typical or stabilized vacancy and collection loss can be established considering recent occupancy levels of the subject property or similar, nearby properties, or through surveys of similar properties. The vacancy and collection loss allowances are subtracted from the potential gross income, and miscellaneous income is added. Miscellaneous income takes various forms depending on the property type. It may be forfeited deposits, interest on deposits, income from food and beverage, parking, laundry facilities, percentage rents, telephone service, etc. Potential gross income less vacancy and collection loss plus miscellaneous income equal effective gross income. From this figure a typical or stabilized operating expense allowance is deducted. The operating expenses allowance consists of expenditures for items that would be deducted from income during a typical or stabilized operating year. These amounts may be developed from source documents of the subject property, projections from data collected from similar properties, or standardized industry ratios. In mass appraisal, pass-through expenses are typically deducted from the owner's expense as they are paid by the tenant (net lease situation) and not included in potential gross income or in the actual or asking rents. In all cases the operating expense allowance must reflect effective and efficient operation of the property in a normal operating year.

Extraordinary expenses, capital improvements, depreciation, and debt service are not allowable operating expenses. "*Reserves for replacement*" is the name of an account established for the periodic replacement of short-lived items. To be accepted as an addition to the operating expenses, this account must exist in the operating documents of the subject property, in surveys of similar properties, or industry surveys of that property type. Also, to be used as an operating expense in direct capitalization, "reserves" must be used in the calculation or derivation of the capitalization rate from the sales of similar properties that will be used for valuing the subject. All data in regard to the income approach and operating expenses must be derived from the market. For "reserves", this would be an amount recognized by the market, not just a mathematical compilation of items that could be included in a "reserves" account. Surveys of

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

investors in income producing properties often show no consideration of “reserves” in direct capitalization or show use of only minimal amounts. Also, when using a “reserves for replacement” addition to the operating expense allowance, care must be taken to remove current expenditures for reserve items when analyzing financial or income and expense statements.

Real estate taxes are not used as an operating expense for ad valorem appraisals because the tax expense is directly related to the property’s market value, which is being determined by the appraisal. Two methods are commonly used to adjust the capitalization rate, when necessary, to account for real estate taxes when doing mass appraisals for tax assessment purposes. If real estate taxes have been included as an expense in the development of the overall capitalization rate of comparable sales, an estimated effective tax rate (for the next year, for each tax jurisdiction) may be added to the market-derived overall capitalization rate. Alternatively, in deriving the capitalization rates, real estate taxes can be taken out of the expenses of comparable sales, thus producing more net income and a higher overall capitalization rate.

When the owner typically will incur very little, if any, of the real estate tax expense, such as in long-term (or well occupied) net lease situations no adjustment to the capitalization rate is necessary. In many leases such as triple net and absolute net, the tenant is responsible for paying the real estate taxes.

Effective gross income less *operating expenses* equals *net operating income*. The net operating income is then divided by an appropriate capitalization rate for the subject property to estimate the value in direct capitalization. The capitalization rate can be derived from a variety of sources: comparable sale data provider companies, investor surveys, market sales, and data analysis by the appraiser. Like the other elements of income analysis, all elements of the capitalization rate must be based on market data relevant to the property type and market conditions at the effective date of the value estimate.

If yield capitalization or discounted cash flow is considered as an income approach technique, all assumptions must be based on prevailing market conditions and reasonable investor expectations tempered with reliable economic projections. To be considered and carry weight in the valuation decision, all other methods such as discounted cash flow, should have documented market support for the various economic factors used.

Other capitalization methods used for mass appraisal include gross rent multipliers and effective gross rent multipliers. These methods do not include or account for differences in operating expenses, so care must be taken to use comparable sales that have very similar long-term operating expense ratios, occupancy levels, and risk levels. These multipliers may be employed as sales comparison measures in the market approach to value.

The objective of any approach to value is to capture the prevailing “mood” of the market and simulate its activities. All markets are cyclical in nature, but the objective of the appraisal is to evaluate property of a given type using the current elements that determine investor behavior.

Forsyth County collects economic data from local, regional, and national sources. Local, commercial property owners, appraisers, brokers, commercial multiple listing services, and

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

commercial comparable sale data provider companies are primary sources for commercial economic information. The County has mailed over 3,400 questionnaires to owners of commercially improved properties seeking income and expense information which is used during the reappraisal. Commercial property owners, managers, brokers, appraisers and tenants are continuously contacted and interviewed to collect and verify economic data. Thus, capitalization rates, vacancy rates, and expense ratios are derived considering local market data.

Published local, regional and national commercial rate information is considered in establishing guidelines for commercial valuation. Among some of the published sources the County reviews in rate establishment are the following: Michael S. Clapp & Associates' **Winston-Salem Office and Shopping Center Surveys**, Triad Business Journal **Market Reports and Surveys**, **Real Data Apartment Market Research**, **Hotel Brokers International**, **Smith Travel Research**, RealtyRates.com **Investor Surveys**, Institute of Real Estate Management's **Income & Expense Analyst Reports**, National Association of Realtors **Quarterly Market Trends**, Marcus & Millichap's Research Reports, Commercial Real Estate Exchange (CREXI), Deloitte Development LLC, Cushman & Wakefield Market Reports, NAI **Piedmont Triad Market Reports**, C.B. Richard Ellis **Southeast Market Outlook**, Boulder Group, Kroll Bond Rating Agency, Morningstar **Asset Summary Reports**, National Investment Center for the **Senior Housing and Care Quarterly Reports**. Also reporting services such as LoopNet, CoStar and TREPP are used as important sources for asking rents, leasing information, operating income, capitalization rates, offering prices and sale prices.

One of the most widely accepted sources for commercial income rate information is the Price-Waterhouse-Coopers (PWC) Real Estate Investor Survey due to its regional and historical data charts. Another widely used source of income approach data is the RealtyRates.com Investor Surveys. RealtyRate.com is used by Standard and Poor's financial services and partners with Marshall & Swift Valuation Service in providing real estate information. Its information is taken from Class A and Class B properties on a nationwide basis and does not include "reserves for replacement". Both of these sources have been used and relied upon in the development of the following Commercial Rate Guide by the County.

The US Census Bureau publishes various statistics that may be referenced during our research. It ranks the Winston-Salem Metropolitan Area as the 87th largest metropolitan statistical area in the United States. Comparatively, the Greensboro-High Point Metropolitan Area is 75th, Durham-Chapel Hill is 92nd and Raleigh-Cary is 42nd.

The RealtyRates.com information is taken from Class A & B properties on a nationwide basis and does not include "reserves for replacement".

As with any guide some properties may lay outside the stated range. As such, the following is a guide only; each individual property is to be analyzed separately. The following table reflects factors as reported by the market participants and published reports. The County adjusts operating expense and capitalization rates for ad valorem taxation as previously described.

Commercial Rate Guide

<i>Super Regional /Regional Malls</i>	
Discount Rates:	4.50% - 17.00%
Overall Cap:	4.25% - 13.00%
Residual Cap:	4.50% - 14.00%
Expense Ratio:	2.50% - 36.00%

<i>Community/Neighborhood/Power Strip Centers</i>	
Discount Rates:	5.00% - 18.00%
Overall Cap:	4.50% - 15.00%
Residual Cap:	5.50% - 15.00%
Expense Ratio:	2.50% - 40.00%

<i>Central Business District Office</i>	
Discount Rates:	5.00% - 16.00%
Overall Cap:	4.50% - 16.00%
Residual Cap:	5.50% - 16.00%
Expense Ratio:	3.00% - 60.00%

<i>Suburban Office</i>	
Discount Rates:	4.50% - 16.00%
Overall Cap:	4.00% - 15.00%
Residual Cap:	5.00% - 15.00%
Expense Ratio:	3.00% - 60.00%

<i>Medical Office</i>	
Discount Rates:	5.50% - 16.00%
Overall Cap:	5.00% - 15.00%
Residual Cap:	5.50% - 17.00%
Expense Ratio:	3.00% - 55.00%

<i>Apartment Complex</i>	
Discount Rates:	4.50% - 17.00%
Overall Cap:	3.50% - 14.00%
Residual Cap:	4.50% - 14.50%
Expense Ratio:	15.00% - 60.00%

<i>LIHTC Apartment Complex</i>	
Discount Rates:	4.50% - 17.00%
Overall Cap:	3.50% - 14.00%
Residual Cap:	4.50% - 14.50%
Expense Ratio:	35.00% - 75.00%

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

<u><i>Hotel/Motel</i></u>	
Discount Rates:	6.00% - 21.00%
Overall Cap:	4.50% - 24.00%
Residual Cap:	6.00% - 24.00%
Expense Ratio:	35.00% - 85.00%
Reserves (when applicable)	1.00% - 8.00%

<u><i>Parking Lots & Decks</i></u>	
Discount Rates:	5.00% - 15.00%
Overall Cap:	4.50% - 13.00%
Residual Cap:	5.50% - 14.50%
Expense Ratio:	10.00% - 60.00%

<u><i>Flex/Research & Development</i></u>	
Discount Rates:	7.00% - 17.00%
Overall Cap:	6.00% - 17.00%
Residual Cap:	7.00% - 17.00%
Expense Ratio:	3.00% - 45.00%

<u><i>Warehouse</i></u>	
Discount Rates:	5.50% - 17.00%
Overall Cap:	4.50% - 16.00%
Residual Cap:	6.00% - 16.00%
Expense Ratio:	2.50% - 45.00%

<u><i>Net Lease Properties</i></u>	
Discount Rates:	5.00% - 14.50%
Overall Cap:	4.50% - 14.00%
Residual Cap:	5.00% - 14.00%
Expense Ratio:	1.50% - 20.00%

<u><i>Golf Properties</i></u>	
Discount Rates:	6.00% - 25.00%
Overall Cap:	5.00% - 25.00%
Net Income Multiplier	4.00 - 25
Gross Income Multiplier	1.25 - 7
Residual Cap:	7.50% - 25.00%
Expense Ratio:	3.00% - 75.00%

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

<i>Self Storage</i>	
Discount Rates:	4.50% - 17.00%
Overall Cap:	4.50% - 17.00%
Residual Cap:	5.00% - 17.00%
Expense Ratio:	10.00% - 60.00%

<i>Mobile Home Parks</i>	
Discount Rates:	4.00% - 20.00%
Overall Cap:	4.00% - 16.00%
Residual Cap:	5.00% - 16.00%
Expense Ratio:	12.00% - 55.00%

<i>Health Care/Senior Housing</i>	
Discount Rates:	4.00% - 19.00%
Overall Cap:	4.25% - 20.00%
Residual Cap:	5.00% - 20.00%
Expense Ratio:	35.00% - 95.00%

<i>Restaurants</i>	
Discount Rates:	6.00% - 20.00%
Overall Cap:	4.50% - 20.00%
Residual Cap:	5.50% - 20.00%
Expense Ratio:	5.00% - 60.00%

Note: Expense ratio is in terms of effective gross income and real estate taxes are included as operating expenses in gross lease situations. Expense ratios are for typical stabilized occupancy ranges. When applicable to the owner, real estate taxes are loaded to the capitalization rate, reducing the above operating expenses ratios for gross lease situations. Also, expenses are exclusive of reserves, TI's (tenant incentives), and leasing commissions. Low expense ratios may be experienced by absolute net or triple net lease situations. When tenants pay management and service fees above actual expense costs, the above expense ratios do not apply. Condominiums and other small commercial property investments may sell for premiums and exhibit low capitalization rates.

Sales Comparison Approach

The sales comparison approach compares important attributes between recently sold properties and the property being appraised in order to derive an estimate of market value. The property being appraised is referred to as the “subject”, and the specific sales used in the analysis are called the “comparable sales” or “comps”. It is important that the properties chosen as comparable sales have very similar attributes and characteristics to the subject property. Property attributes and characteristics for a residential property would typically include: location, dwelling size (SFLA), condition, land or site value, construction quality, bathroom counts (fixture counts), heating/cooling, basements, car storage, house additions (decks, porches, etc.), etc.

The sales comparison approach begins with the identification of the property to be appraised – the subject. Next, sales of properties that are similar to the subject’s style (conventional, modern, A-frame, etc.), story height, SFLA, and age are identified. Location is typically resolved in this selection process by limiting sale properties to the subject’s market area or similar market areas identified by statistical analysis or review by an appraiser. The comparable sales are then narrowed by their similarity to the subject. It is important to consider these items in narrowing down the initial search for comparable sales.

Once a group of similar sale properties are identified, each one is compared to the subject’s attributes. Where differences are determined, adjustments (in terms of dollars) are made to the comparable property’s sale price to account for differences between each comparable and the subject property. For example, if a comparable sale’s SFLA is superior to the subject’s, a negative or downward adjustment is made to the comparable for that attribute. If the comparable sale is inferior to the subject, a positive adjustment is made to the comparable. The adjustments for a given comparable are tallied, and the net adjustment is made to the comparable’s sales price.

This process continues until a minimum of three (and a maximum of five) comparables are selected and adjusted for each subject property appraised by the sales comparison approach. The resulting adjusted sales price for each comparable is considered and a sales comparison approach value is available for appraiser consideration.

The sales comparison approach is designed to estimate market value for a subject based on market derived adjustments to highly similar sale properties. The sales comparison approach is strongest when adjustments to each comparable sale are minimal. Forsyth’s current software capabilities enable the use of a mass sales comparison approach for income producing residential properties. Mass application of the sales comparison approach is limited to market areas of high homogeneity with adequate sales activity.

Real and Personal Property

G.S. 105-273. Definitions.

“Real property,” “real estate,” and “land” mean not only the land itself, but also buildings, structures, improvements, and permanent fixtures thereon, and all rights and privileges belonging or in any wise appertaining to the property.

Thus, what is not *real property* may be defined as *personal property*. The following list of real and personal property items, though not comprehensive or complete, may help clarify the distinction. It should be noted that the following list is to supply guidance for typical situations. When extraordinary levels of improvements exist, above what is normally found in the specifications of a particular property type, the extra items or amounts may be classified as personal property. Such extraordinary items or costs would not normally be included in standardized real estate improvement cost tables.

As of the year 2003 the following was added to the above Statute in regard to manufactured homes:

(13) d. A manufactured home as defined in G.S. 143-143.9(6), unless it is considered tangible personal property for failure to meet all of the following requirements:

1. It is a residential structure.
2. It has the moving hitch, wheels, and axles removed.
3. It is placed upon a permanent foundation either on land owned by the owner of the manufactured home or on land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years and G.S. 105-273 Page 3 the lease expressly provides for disposition of the manufactured home upon termination of the lease

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

ITEM	Property Type	Real Property	Personal Property
1	Acoustical fire resistant drapes & curtains		X
2	Air Conditioning -- building air conditioning	X	
3	Air Conditioning -- window units, package	COMM	
4	Asphalt plants -- batch mix, etc., Moveable		X
5	ATM All Equipment and Housing Structure		X
6	Auto exhaust systems -- built-in floor		X
7	Auto exhaust systems -- flexible tube type		X
8	Awnings	METAL	CANVAS
9	Balers (paper, cardboard, etc.)		X
10	Banks -- Closed circuit TV		X
11	Banks -- Currency lockers		X
12	Banks -- Drive through canopies	X	
13	Banks -- Drive through windows	X	
14	Banks -- Inner gates		X
15	Banks -- Night Depository	X	
16	Banks -- Pneumatic tube systems		X
17	Banks -- Safe Deposit Boxes		X
18	Banks -- Teller lockers		X
19	Banks -- Teller service area		X
20	Banks -- Teller service system		X
21	Banks -- Vault doors		X
22	Banks -- Vaults	X	
23	Bar and bar equipment		X
24	Boiler -- for service of building	X	
25	Boiler (primarily for process)		X
26	Bowling alley lanes		X
27	Broadcasting Equipment		X
28	Bulk Barns		X
29	Cabinets	RES	X
30	Canopies -- Attached to buildings	X	
31	Canopies -- Fabric, Vinyl, Plastic		X
32	Canopies -- Free Standing	X	

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

ITEM	Property Type	Real Property	Personal Property
33	Canopies -- Gas Station	X	
34	Canopies -- Lights for	X	
35	Car Wash all equipment		X
36	Catwalk for equipment		X
37	Cellular Equipment Building -- at cell site		X
38	Cellular Equipment -- Fences at cell site		X
39	Cold storage -- built-in cold storage rooms	X	
40	Cold storage -- refrigeration Equipment		X
41	Compressed air systems		X
42	Computer Room -- Extra Capacity Air Conditioning		X
43	Computer Room -- Raised Floor		X
44	Computer Room -- Special Wiring		X
45	Concrete plant electronic mixing		X
46	Control systems -- electronic		X
47	Conveyor systems		X
48	Conveyor systems Overhead		X
49	Cooking equipment restaurant, etc.		X
50	Coolers Super Market all t		X
51	Coolers (walk-in) -- not built-in		X
52	Coolers (walk-in)		X
53	Cooling towers -- primarily used for building	X	
54	Cooling towers -- primarily used in manufacturing		X
55	Counters/reception areas Built-in		X
56	Counters/reception areas movable		X
57	Cranes All Elements		X
58	Dairy processing plants — all process items		X
59	Diagnostic Center Equipment (Automotive)		X
60	Display cases		X
61	Dock levelers	X	
62	Drinking Fountains		X
63	Drying systems (special heating for process)		X
64	Dumpsters		X

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

ITEM	Property Type	Real Property	Personal Property
65	Dust catchers, control systems, etc.		X
66	Electronic control systems (weighing, mixing, etc.)		X
67	Elevators	X	
68	Escalators	X	
69	Fans -- Freestanding		X
70	Fast Food Restaurant Drive-thru windows		X
71	Fencing -- Inside buildings		X
72	Fencing -- Outside Buildings	COMM	RES
73	Fire alarm systems	X	
74	Flagpole		X
75	Floors, computer room		X
76	Foundations for machinery and equipment		X
77	Furnaces -- steel mill process, etc. foundry		X
78	Grain bins, not permanently attached to realty		X
79	Greenhouses benches, heating system, etc.		X
80	Greenhouses PVC piping type		X
81	Greenhouses -- if permanently affixed	X	
82	Heating systems, process		X
83	Hoppers—Metal bin type		X
84	Hospital systems -- oxygen, equipment		X
85	Humidifiers, process		X
86	Incinerators -- moveable, metal type		X
87	Industrial piping, process		X
88	Irrigation equipment moveable		X
89	Irrigation equipment under round		X
90	Kiln heating system		X
91	Kilns -- metal tunnel, moveable		X
92	Lagoons and settlement ponds	X	
93	Laundry Bins		X
94	Lifts -- other than elevator		X
95	Lighting -- Yard Lighting	X	
96	Material handling -- cranes, lifts, hoists, etc.		X

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

ITEM	Property Type	Real Property	Personal Property
97	Milk handling -- milking, cooling, piping		X
98	Mineral rights	X	
99	Mirrors other than bathrooms		X
100	Oil company equipment -- pumps, supplies, etc.		X
101	Ovens -- food processing		X
102	Package and labeling equipment		X
103	Paging systems		X
104	Paint spray booths		X
105	Piping systems -- process piping		X
106	Playground equipment		X
107	Pneumatic tube systems		X
108	Portable buildings (greenhouse, construction, etc.)		X
109	Poultry equipment -- Feeders and water		X
110	Poultry equipment -- Heaters, fans, vents etc.		X
111	Poultry equipment -- Metal pen and gates		X
112	Power generator systems (auxiliary emergence, etc.)		X
113	Power wiring for process		X
114	Process Piping		X
115	Public address systems (intercom, music, etc.)		X
116	Railroad sidings (other than railroad-owned)	X	
117	Refrigerators in leased apartments		X
118	Refrigeration systems -- compressors, etc.		X
119	Restaurant -- Fans		X
120	Restaurant -- Furniture and seating packages		X
121	Restaurant -- Hoods		X
122	Restaurant -- Kitchen equipment		X
123	Restaurant -- Kitchen Water Heater	X	
124	Restaurant -- Sinks		X
125	Restaurant -- Vent		X
126	Rock Crusher		X
127	Roll-Up Door	X	
128	Room Dividers and Partitions		X

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

ITEM	Property Type	Real Property	Personal Property
129	Safes -- Self-standing		X
130	Safes -- Wall		X
131	Satellite Dishes -- Commercial use		X
132	Scale Houses (Not portable)	X	
133	Scales		X
134	Screens, Movie - drive-in outdoor theater	X	
135	Screens, Movie - indoor theater		X
136	Seats -- theater		X
137	Security Systems		X
138	Service station equipment -- canopies	X	
139	Service station equipment -- lifts and other equipment		X
140	Service station equipment -- pumps		X
141	Service station equipment -- underground tanks		X
142	Signs -- attached		X
143	Signs -- freestanding		X
144	Sinks -- Bathroom	X	
145	Sinks -- Kitchen Area		X
146	Sound Systems		X
147	Speakers -- built-in		X
148	Speakers -- freestanding		X
149	Special Lighting		X
150	Special Booths (unless built-in)		X
151	Sprinkler System -- attached to product racks		X
152	Sprinkler System -- fire protection	X	
153	Sprinkler System -- for process		X
154	Stove, Range -- in leased apartment		X
155	Swimming pools -- above ground		X
156	Swimming pools -- in ground	X	
157	Switchboard (motel, hotel, office, etc.)		X
158	Swine Operations -- Farrowing Crates and Equipment		X
159	Swine Operations -- waterers and feeders		X
160	Swine Operations -- metal pens and gates		X

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

ITEM	Property Type	Real Property	Personal Property
161	Swine Operations -- nursery equipment		X
162	Swine Operations -- fans, vents, heaters, etc.		X
163	Tanks -- above ground		X
164	Tanks -- manufacturing, process, etc.		X
165	Tanks -- service station underground petroleum		X
166	Towers -- CATV		X
167	Towers -- cellular telephone		X
168	Towers -- microwave		X
169	Towers -- radio		X
170	Towers -- TV		X
171	Transformer banks		X
172	Tunnels -- unless process system		X
173	Utility systems -- building improvements		X
174	Utility systems -- buildings for private use		X
175	Vacuum system -- process		X
176	Vent fans -- freestanding		X
177	Vent fans -- built-in	X	
178	Ventilation systems -- building improvement	X	
179	Ventilation systems -- manufacturing, process		X
180	Walk-in-coolers -- portable or prefabricated, etc.		X
181	Walls -- partitions, portable		X
182	Water coolers		X
183	Water lines - for process above or below ground		X
184	Water tanks -- process equipment		X
185	Wells	X	
186	Wells -- pumps, motor equipment	X	
187	Wiring -- power wiring for machinery and equipment		X

Basic Formulas Used to Calculate Real Estate Elements

1. **LAND:** Each tax record can have multiple land lines. A portion of land for the record may be priced on each of these lines. Each land line is determined by the way it is identified for pricing purposes. The land rate may be applied from the market area. Various (negative) land condition or (positive) influence factor adjustments for size, shape, location, topography, road frontage, access, or easements may be applied.

NOTE: In all examples, rates and adjustments are hypothetical.

NOTE 2: All values are rounded to the nearest \$100

- **FORMULA FOR BASIC LAND PRICING:**

- **Vacant Land**

$$\boxed{\text{Unit of land}} \times \boxed{\text{Rate}} \times \boxed{\text{Size Factor}} \times \boxed{\text{Land Adj.1 x LA2 x LA3...}} = \boxed{\text{Land Value}}$$

EXAMPLE: 1.00 acre x \$18,500 x (0.85 x 1.5) = \$23,600

EXCEPTION #1: Multiple Land Lines - On acreage tracts designated rural, an appropriate size factor is selected from a table. If the total acreage is spread over more than one land line, the acreages must be totaled and a size factor selected based on the total acreage. In these cases, the same size factor is applied to each acreage land line.

$$\boxed{\text{Unit of land}} \times \boxed{\text{Rate}} \times \boxed{\text{Size Factor}} \times \boxed{\text{Land Adj.1 x LA2 x LA3...}} = \boxed{\text{Land Value}}$$

EXAMPLE:

Line 1: 3.5 acres x \$18,500 x 1.31040 x (0.85 x 1.5) = \$108,182

Line 2: 2.0 acres x \$18,500 x 1.31040 x (0.85 x 1.5) = \$ 61,818

\$ 170,000

EXCEPTION #2: Homesite values - Homesite values are calculated using a homesite acreage rate. Homesites that are less than one acre are adjusted by a size factor from a table. A flat value (an estimated average cost of a well and septic system), referred to as a utility, is added as a separate land line in rural areas when a homesite exists on a tax record. This flat rate is the same for all homesites which are one acre or less. If a homesite is greater than one acre, the amount of acreage is multiplied by the flat amount that exists on the utility land line.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

EXAMPLE #1: Homesite with Utility Landline Less than 1 acre

Unit of land	x	Homesite Rate	x	Size Factor	x	LA1 x LA2 ...	=	Land Value
Unit	x	Utility Rate	x	Size Factor	x	LA1 x LA2 ...	=	Utility Value
							Sum	Homesite Value

$$\begin{aligned}
 \text{Line 1: } & 0.36 \text{ acres} \times \$18,500 \times 1.22739 \times (1.00) = \$ 8,174 \\
 \text{Line 2: } & 1.00 \text{ units} \times \$11,000 \times 1.22739 \times (1.00) = \$ 13,500 \\
 & \qquad \underline{\$ 21,700}
 \end{aligned}$$

EXAMPLE #2: Homesite with Utility Landline Equals 1.0 acres

Unit of land	x	Homesite Rate	x	Size Factor	x	LA1 x LA2 ...	=	Land Value
Unit	x	Utility Rate	x	Size Factor	x	LA1 x LA2 ...	=	Utility Value
							Sum	Homesite Value

$$\begin{aligned}
 \text{Line 1: } & 1.00 \text{ acres} \times \$ 7,500 \times 1.00000 \times (1.00) = \$ 7,500 \\
 \text{Line 2: } & 1.00 \text{ units} \times \$11,000 \times 1.00000 \times (1.00) = \$ 11,000 \\
 & \qquad \underline{\$ 18,500}
 \end{aligned}$$

EXAMPLE #3: Homesite with Utility Landline & Excess Acreage

Unit of land	x	Homesite Rate	x	Size Factor	x	LA1 x LA2 ...	=	Land Value
Unit	x	Utility Rate	x	Size Factor	x	LA1 x LA2 ...	=	Utility Value
Unit of land	x	Acre Rate	x	Size Factor	x	LA1 x LA2 ...	=	Utility Value
							Sum	Total Value

$$\begin{aligned}
 \text{Line 1: } & 1.00 \text{ acres} \times \$ 7,500 \times 1.00000 \times (1.00) = \$ 7,500 \\
 \text{Line 2: } & 1.00 \text{ units} \times \$11,000 \times 1.00000 \times (1.00) = \$ 11,000 \\
 \text{Line 3: } & 7.61 \text{ acres} \times \$ 5,000 \times 1.18945 \times (1.20 \times .70) = \$ 38,000 \\
 & \qquad \underline{\$ 56,500}
 \end{aligned}$$

2. **RESIDENTIAL DWELLING:** The dwelling is priced by a base square footage rate applied to the square footage of all areas. Refinements are added to the model as dollar value. Some areas are priced by a percentage of the base square footage rate.

Refinements include bath fixtures, fireplaces, and heating/air conditioning. Refinements are summed and then added to the value of the Main Body of the dwelling before that total is multiplied by the dwelling grade and percentage complete. Each of the other miscellaneous dwelling area values are also multiplied by the grade and percentage

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

complete and totaled with the Main Body (which includes Refinements) to arrive at a total adjusted reconstruction cost new (RCN).

- FORMULA FOR THE SQFT VALUE OF A FRAME OR MASONRY CONSTRUCTION HOUSE:**

Base area:

$$\left(\left(\boxed{\text{Heated Living Area SQFT}} \times \left(\boxed{\text{Base Rate}} + \boxed{\text{Masonry/Frame Factor}} \right) + \boxed{\text{\# of Stories Factor}} \times \boxed{\text{Size Factor}} \right) + \boxed{\text{Refinements}} \right) + \boxed{\text{Grade Factor}} \times \boxed{\% \text{ Complete}} = \boxed{\text{HLA RCN Value}}$$

EXAMPLE 1: Frame

$$\left((3024\text{sf} \times (\$84.00 + 0.00)) \times 0.921958 \times 0.952351 + \$21,170.00 \right) \times 1.40 \text{ (B+15)} \times 100\% = \$341,884$$

NOTE: The dwelling size factor comes from tables listed within this Schedule of Values.

EXAMPLE 2: Masonry

$$\left((3024\text{sf} \times (\$84.00 + 5.88)) \times 0.921958 \times 0.952351 + \$21,170.00 \right) \times 1.40 \text{ (B+15)} \times 100\% = \$363,741$$

NOTE: The masonry adjustment factor comes from a residential table listed within this Schedule of Values.

- FORMULA FOR MISCELLANEOUS AREAS OF THE DWELLING [Basements, attics, upper story finishes, decks, porches, and other areas not considered to be part of the base (main body) of a dwelling]:**

Additions to the dwelling are calculated and added to the Main Body value (which includes Refinements) after each is multiplied by a grade adjustment and percentage complete. Additions (Addn) such as attached garages, decks, and porches are priced by a percentage of the base square footage rate.

Additions:

$$\boxed{\text{Area SQFT}} \times \boxed{\text{Res Base Rate}} \times \boxed{\text{Addition \%}} \times \boxed{\text{Grade}} \times \boxed{\% \text{ Complete}} = \boxed{\text{Addn RCN Value}}$$

EXAMPLE:

$$\text{(Frame Deck): } 209\text{sf} \times \$84.00 \times 25\% \times 1.40 \text{ (C+10)} \times 100\% = \$6,145$$

At this point, the flat item values of the Built-Ins (which include items such as electric garage doors, and basement car storage) will be added to the RCN. These values are given in the Dwelling Rate, Percentage, and Unit Values Table.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

Built-Ins:

$$(\text{Built-In 1} \times \text{Units 1}) + (\text{Built-In} \times \text{Units 2}) + (\text{Built-In 3} \times \text{Units 3}) = \text{Blt-In RCN Value}$$

EXAMPLE:

$$\$250 (\text{Garage Doors Electric}) \times 2 = \$500$$

After the Built-Ins are added to the Total Adjusted RCN, depreciation and market area factors may be applied to arrive at a total assessed value for a building.

- **FINAL FORMULA FOR RESIDENTIAL DWELLING:** Rounded to nearest \$100

$$(\text{HLA RCN Value} + \text{Addn RCN Value} + \text{Blt-In RCN Value}) \times [100\% - \text{Phy Dep \%}] \times [100\% - (\text{Functional Dep \%} - \text{Economic Dep \%})] \times \text{Market Area Factor} = \text{Value}$$

EXAMPLE:

$$(\$356,726 + \$29,857 + \$4,650) \times (100 - 17\%) \times [100\% - (10\% + 20\%)] \times 1.00 = \$227,306$$

3. **COMMERCIAL COST MODEL BUILDING CALCULATE:** Commercial buildings are priced using cost tables derived from the Marshall Valuation Service Manual. The Base Square Foot Cost for given occupancy-construction quality comes from these tables.

A building may represent a monolithic structure made up of one or more sections, or a building may represent a monolithic structure which contains separate sections due to major additions having been constructed in various years after the completion of the original building. Where multiple buildings are identified as part of a monolithic structure, each of those buildings may have a unique depreciation factor and adjustments may be made to account for additional fire walls, individual shared walls or no walls at all.

Buildings may be divided by sections based on their type of use or wall heights. Where multiple buildings are identified as part of a monolithic structure, each of those buildings may have a unique depreciation factor and adjustments may be made to account for additional fire walls, individual shared walls or no walls at all. Multipliers are applied for story height variation, perimeter variation, number of stories variation, and local and current cost. In conjunction with the multipliers, each section may have additional adjustments to account for specific feature variations such as sprinklers, plumbing, electrical, partitions, flooring, etc.. The Base Rate plus or minus Base Rate Adjustments multiplied by base Rate Multipliers produces an Adjusted Base Rate. The Adjusted Base Rate is then multiplied by the SQFT of the section to produce the Area Value. The Local Multiplier is provided by CoreLogic/Marshall & Swift to adjust new construction costs and labor for our local markets.

• **FORMULA FOR ONE SECTION OF A COMMERCIAL BUILDING:**

Building Section:

$$\left(\boxed{\text{Base Rate}} + \boxed{\text{Base Rate Adjustments}} \right) \times \boxed{\text{Base Rate Multipliers}} = \boxed{\text{Adjusted Base Rate}}$$

$$\boxed{\text{Adjusted Base Rate}} \times \boxed{\text{SQFT}} = \boxed{\text{Area Value}}$$

$$\left(\boxed{\text{Area Value}} \times \boxed{\text{Local Multiplier}} \right) \times \boxed{\% \text{ Complete}} = \boxed{\text{Adj Replacement Cost New}}$$

$$\boxed{\text{Adj RCN}} \times \left(\boxed{100\% - \text{Phy Dep \%}} \right) = \boxed{\text{Depreciated Section Value}}$$

EXAMPLE: $(\$55.38 + \$15.50) \times 1.01 = \$71.59$
 $\$71.59 \times 138,045 = \$9,882,641.55$

$$(\$9,882,641.55 \times 0.90) \times 100\% = \$8,894,377.40$$

$$\$8,894,377.40 \times (100\% - 10\%) = \$8,004,940$$

After each section is priced all sections are added together and any building additions, flat, or vertical item values are added. Additions, flat, and vertical items include loading docks, decks, canopies, etc.

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

EXAMPLE: \$8,004,940 + \$30,000 (miscellaneous additional items) = \$8,034,900

After the total section + additions value is calculated, functional and economic depreciation factors may be applied. These relate to the condition and functionality of the building and the economic forces in the surrounding area.

$$\boxed{\text{Area (or Unit)}} \times \boxed{\text{Rate}} \times \boxed{\text{Grade}} \times (\boxed{100\%} \times \boxed{\text{Phys Dep \%}}) \times (\boxed{100\%} \times (\boxed{\text{Functional Dep \%}} + \boxed{\text{Econ Dep \%}})) \times \boxed{\text{Neighborhood Factor}} = \boxed{\text{Value}}$$

- **FINAL FORMULA FOR THE COMPLETE BUILDING:**

$$\boxed{\text{Depreciated Value}} \times (\boxed{100\%} \times (\boxed{\text{Functional Dep \%}} + \boxed{\text{Econ Dep \%}})) = \boxed{\text{Total Depreciated Value}}$$

$$\boxed{\text{Total Depreciated Value}} \times \boxed{\text{Market Area Factor}} = \boxed{\text{Building Total Assessed Value}}$$

EXAMPLE: \$8,034,940 x [(100% - (3% + 3%))] = \$7,552,844
 \$7,552,844 x 1.00 = \$7,552,800

4. **MISCELLANEOUS IMPROVEMENTS PRICING:** These are items separate from the main structure. Many are low-valued. Examples are: Shed, detached garage, fence, etc. These items are selected from a list of types. They may be priced by square footage or a flat rate per unit.

- **FORMULA FOR MISCELLANEOUS IMPROVEMENTS:**

$$(\boxed{\text{SQFT}} \times \boxed{\text{Rate}} \times \boxed{\text{Grade}}) \times (\boxed{100\%} \times \boxed{\text{Phys Dep \%}}) \times (\boxed{100\%} \times (\boxed{\text{Functional Dep \%}} + \boxed{\text{Econ Dep \%}})) = \boxed{\text{Total Depreciated Value}}$$

EXAMPLE: 64sf x \$16.53 x 1.22 x 0.90 x 0.92 x 1.00 = \$1,100

NOTE: The rate tables in the Appendix provide the values to be inserted in the preceding formulas.

Appendices and Tables

The following pages include appendices, tables and supporting documentation for the Schedule of Values.

Market Areas

Market Areas as of July 23, 2020			
Market Areas change as properties are split, consolidated, rezoned and developed.			
Market Area ID	Market Area Description	Market Area Type	# of Parcels
10	CENTRAL BUSINESS DISTRICT # 1 - 7TH TO BROOKSTOWN AVE, MARSHALL TO CHESTNUT DOWNTOWN CENTRAL BUSINESS DISTRICT # 1	COMMERCIAL \ IND	497
11	PIEDMONT TRIAD RESEARCH PARK - PARK BOUNDARIES, NEAR INTERSECTIONS OF BUS 40, NC 52 & THIRD STREET	COMMERCIAL \ IND	159
12	CENTRAL BUSINESS DISTRICT # 2 - MARSHALL ST TO SPRING ST, 7TH ST TO BROOKSTOWN AVE	COMMERCIAL \ IND	321
20	BALLPARK & W. 4TH ST - NORTHWEST BLVD TO BUSINESS I-40, SPRING ST TO SUNSET AVE	COMMERCIAL \ IND	481
21	WFUBMC & HANES PARK - NORTHWEST BLVD TO ACADEMY ST, SUNSET AVE TO MILLER ST	COMMERCIAL \ IND	259
40	THRUWAY AREA OF STRATFORD RD - STRATFORD RD, KNOLLWOOD ST, MILLER ST, OAKWOOD DR, CLOVERDALE AVE,	COMMERCIAL \ IND	128
41	STRATFORD RD NORTH - SOUTH OF BUS-40, WEST OF KNOLLWOOD ST, NORTH AND EAST OF SILAS CREEK PKWY	COMMERCIAL \ IND	401
42	HANES MALL SOUTH - STRATFORD RD; I-40 TO BURKER MILL COMMERCIAL	COMMERCIAL \ IND	184
43	HANES MALL NORTH - STRATFORD RD; SILAS CREEK PKWY TO I-40, BURKE MILL RD TO BUSINESS I-40	COMMERCIAL \ IND	367
50	PETERS CREEK - SILAS CREEK COMMERCIALS - PETERS CREEK PKY, BUS-40 TO SILAS CREEK PKY	COMMERCIAL \ IND	344
51	PETERS CRK TO COUNTY LINE FROM I-40 - I-40 ON THE NORTH, WEST OF MAIN ST TO COUNTY LINE THEN NW ALONG W. CLEMMONSVILLE RD TO GRIFFITH RD-BURKE MILL	COMMERCIAL \ IND	353
60	NCSA & SURROUNDING COMMERCIALS - NCSA TO SILAS CREEK PKWY COMMERCIAL	COMMERCIAL \ IND	358
61	GATEWAY & OLD SALEM - VINTAGE ST TO BUSINESS I-40 SURROUNDING COMMERCIALS	COMMERCIAL \ IND	259
70	WAUGHTOWN - SPRAGUE ST COMMERCIALS - TOWER ST TO I-40, MLK JR TO KERNERSVILLE RD	COMMERCIAL \ IND	518

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

71	CLEMMONSVILLE & OVERDALE COMMERCIALS - I-40 TO PTIC INCLUDES SALEM BUSINESS PARK & CORN PRODUCTS	COMMERCIAL \ IND	228
72	MLK JR & SOUTH COMMERCIALS - REYNOLDS PARK, VARGRAVE AND MLK JR INCLUDES BG STADIUM AND WSSU	COMMERCIAL \ IND	222
73	PTIC & SOUTH MAIN ST - COUNTY LINES TO FOLLANSBEE INCLUDES PTIC, MH PARKS	COMMERCIAL \ IND	109
74	THOMASVILLE & COLE RDS - TEAGUE LN TO I-40, CITY LIMITS TO OLD LEXINGTON RD	COMMERCIAL \ IND	371
80	I-40 EAST COMMERCIALS - W - S COMM PARK, LOWERY, M.L.K, DUNLEITH, OLD AND NEW GREENSBORO RD, I-40 EXITS	COMMERCIAL \ IND	225
81	WEST MOUNTAIN ST COMMERCIAL @ TALLEYS X - NORTH OF BUS-40, EAST OF LINVILLE RD TO DEERE-HITACHI ALONG WEST MOUNTAIN ST	COMMERCIAL \ IND	197
90	SMITH REYNOLDS AIRPORT & SOUTH LIBERTY - SMITH REYNOLDS AIRPORT TO 11TH ST NEW WALKERTOWN RD TO LIBERTY ST	COMMERCIAL \ IND	411
91	MLK JR, NORTH - US HWY 52 TO WATERWORKS RD, 11TH ST TO BUSINESS I-40	COMMERCIAL \ IND	143
92	NEW WALKERTOWN RD COMMERCIALS - ALONG NEW WALKERTOWN RD, WATERWORKS TO CARVER SCHOOL RD	COMMERCIAL \ IND	96
100	SMITH REYNOLDS AIRPORT & NORTH LIBERTY - R/R TO CARVER SCHOOL RD, LANSING TO BETHLEHEM	COMMERCIAL \ IND	145
101	AKRON DR & SOUTH PATTERSON AVE - US HWY 52 TO R/R, INDIANA AVE TO MOTOR RD	COMMERCIAL \ IND	269
102	NORTH PATTERSON AVE COMMERCIALS - OAK SUMMIT TO INDIANA AVE, GERMANTON RD TO OGBURN AVE	COMMERCIAL \ IND	178
103	OGBURN STATION COMMERCIALS - OAK SUMMIT TO LANSING DR, INCLUDING CARVER SCHOOL AREA	COMMERCIAL \ IND	259
110	UNIVERSITY & SHATTALON COMMERCIALS - SHATTALON TO US 52 INCLUDING OUTLIERS	COMMERCIAL \ IND	347
111	LJVM & DEACON BLVD COMMERCIALS - SOUTH OF FACULTY DR, WEST OF UNIVERSITY PKWY, NORTH OF ARBOR RD, EAST OF BARTRAM RD	COMMERCIAL \ IND	180
112	HANES MILL COMMERCIAL - SOUTH OF HWY 66, WEST OF OLD RURAL HALL RD, NORTH OF OAK SUMMIT RD & EAST OF HWY 52	COMMERCIAL \ IND	201

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

113	WFU & SILAS CREEK PKY COMMERCIALS - NORTH POINT BLVD TO WFU, SILAS CREEK TO UNIVERSITY	COMMERCIAL \ IND	293
114	INACTIVE 0 COUNT RESERVED FOR FUTURE USE - R/R to Brownsboro Rd Old Town Dr to Cherry St	RETIRED	0
120	REYNOLDA ROAD COMMERCIALS - REYNOLDA ROAD COMMERCIALS FROM SILAS CREEK PKY. TO OLD TOWN SCHOOL AREA	COMMERCIAL \ IND	156
121	REYNOLDA RD/YADKINVILLE RD COMMERCIAL - SOUTHEAST OF SHATTALON DR, NORTH OF VALLEY RD, WEST OF BETHABARA RD	COMMERCIAL \ IND	142
122	REYNOLDA ROAD SOUTH - SOUTHWEST OF WAKE FOREST UNIVERSITY, NORTH OF COLISEUM DR, SOUTHEAST OF SILAS CREEK PKWY	COMMERCIAL \ IND	69
130	IVY AVE & THOMASVILLE FURNITURE - R/R TO US 52 TO INDIANA AVE 6TH ST	COMMERCIAL \ IND	237
131	NORTHWEST BLVD COMMERCIALS - 13TH ST TO REYNOLDS BLVD TO R/R TO UNIVERSITY PKY	COMMERCIAL \ IND	244
132	HANES DYE & FINISHING AREA - 7TH ST TO NORTHWEST BLVD, R/R TO BROAD ST	COMMERCIAL \ IND	262
140	ROBINHOOD ROAD COMMERCIALS - ROBINHOOD ROAD COMMERCIALS FROM PEACEHAVEN ROAD TO POLO ROAD AREA	COMMERCIAL \ IND	124
150	COUNTRY CLUB ROAD COMMERCIALS - COUNTRY CLUB ROAD ; SILAS CREEK PKY. TO PEACEHAVEN ROAD, JONESTOWN ROAD AREA	COMMERCIAL \ IND	382
151	VILLAS AT PEACE HAVEN - ON EAST SIDE OF PEACE HAVEN RD @ ON RAMP TO US HWY 421 SOUTH, ACROSS FROM REGENTS VILLAGE	COMMERCIAL \ IND	4
200	KERNERSVILLE-SOUTH MAIN COMMERCIALS - HWY 150 AT I-40	COMMERCIAL \ IND	223
201	HWY 66 COMMERCIALS - SOUTH OF BUS 40, NORTH OF I-40, EAST OF HARMON HILL RD WEST OF THE GUILFORD COUNTY LINE	COMMERCIAL \ IND	342
202	KERNERSVILLE CENTRAL BUSINESS DISTRICT - DOWNTOWN TO RAIL ROAD	COMMERCIAL \ IND	296
203	KERNERSVILLE BUSINESS & INDUSTRIAL PARKS - EAST MOUNTAIN ST, GRAVES ST, EAST BODENHAMER ST	COMMERCIAL \ IND	350
204	NORTH MAIN KERNERSVILLE COMMERCIALS - NORTH MAIN ST, PINEY GROVE RD	COMMERCIAL \ IND	205

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

250	CLEMMONS CITY - CLEMMONS CITY COMMERCIALS	COMMERCIAL \ IND	356
251	CLEMMONS NORTH OF I-40 - NORTHWEST OF I-40, EAST OF HARPER RD, SOUTH OF HOLDER RD,50003,50004-NO LC, 70003-.88	COMMERCIAL \ IND	143
260	WALKERTOWN CITY COMMERCIALS - HWY 311,HWY 66,HWY 158, PINE HALL RD. - 110003,60002,190001,60001,80002,110002	COMMERCIAL \ IND	333
300	STRATFORD RD PAST HANES MALL BLVD - STRATFORD RD. CLEMMONSVILLE RD. GRIFFITH RD. FRATERNITY CHURCH RD, WITHIN CITY OF WS	COMMERCIAL \ IND	324
310	BROADBAY COMMERCIALS - BROADBAY TOWNSHIP COMMERCIALS, SOUTHEAST CITY ZONE 7 40004,10001,40001,10003	COMMERCIAL \ IND	33
320	ABBOTTS CREEK COMMERCIALS - ABBOTTS CREEK TOWNSHIP COMMERCIALS 10003	COMMERCIAL \ IND	102
321	UNION CROSS RD @ I-40 - NORTHEAST OF HWY 311, WEST OF GUILFORD COUNTY LINE, SOUTH OF I-40,40002,60004,10001,10004,10002	COMMERCIAL \ IND	223
322	CATERPILLAR & UNION CROSS BUS PKS - ALLIANCE & UNION CROSS BUS PARKS & SURROUNDING AREAS	COMMERCIAL \ IND	86
340	BELEWS CREEK COMMERCIALS - BELEWS CREEK TOWNSHIP COMMERCIALS 110001,20002,60002,20004,20001,20005,20003,60003	COMMERCIAL \ IND	90
370	SALEM CHAPEL TOWNSHIP COMMERCIAL - SALEM CHAPEL COMMERCIALS 110006,110004,110001,30001,110003,30005	COMMERCIAL \ IND	82
380	RURAL HALL CBD - BETHANIA TOWNSHIP COMMERCIALS 30003,30001	COMMERCIAL \ IND	175
381	BROAD ST RURAL HALL - EAST OF SOUTHERN RAILROAD, SOUTH OF WALL ST, WEST OF STANLEYVILLE RD100002,30004,30005	COMMERCIAL \ IND	67
382	RURAL HALL STANLEYVILLE - WEST OF SOUTHERN RAILROAD, SOUTH OF FALCON BRIDGE RD, NORTH OF ZIGLAR RD,30004,100002,90002,30003	COMMERCIAL \ IND	146
390	OLD TOWN /BETHANIA COMMERCIALS - STARTS REYNOLDA RD @ SHATTALON WITHIN CITY OF WS, TOWN OF BETHANIA	COMMERCIAL \ IND	129
400	OLD RICHMOND/TOBACCOVILLE COMMERCIALS - OLD RICHMOND COMMERCIALS 90002,90001,130001,100002	COMMERCIAL \ IND	142

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

410	VIENNA /PFAFFTOWN COMMERCIALS - VIENNA & PFAFFTOWN AREAS SOME IN TOWN OF LEWISVILLE, 13005,13006,13002,13001,13003,90002	COMMERCIAL \ IND	166
411	VILLAS AT ROBINHOOD - MEADOWLARK DR,1200 FEET FROM INTERSECTION WITH ROBINHOOD RD	COMMERCIAL \ IND	3
420	LEWISVILLE CBD - LEWISVILLE TWP COMMERCIALS 70003,130002,130004,70002,130006,70001,130003	COMMERCIAL \ IND	294
421	LEWISVILLE/CLEMMONS @ 1-40 - NORTH OF KENBRIDGE DR, NEAR WEST FORSYTH HIGH SCHOOL 70003,70005	COMMERCIAL \ IND	93
430	CLEMMONS COUNTY COMMERCIALS - CLEMMONS TOWNSHIP COMMERCIALS - RURAL 120002,120006,50001,50002	COMMERCIAL \ IND	53
582857	BROOKWAY WEST (CONDOS)- LEWISVILLE, BOUNDED BY LEW-CLEM RD., SHALLOWFORD TO THE NORTH, 421 TO THE SOUTH, & ARROW LEAF TO THE WEST	RES CONDO	49
583860	BRIAR CREEK CONDOS - N. SHALLOWFORD RD. E. LEWISVILLE-VIENNA RD. W. OAK GROVE RD.	RES CONDO	26
592849	WINDSOR WEST CONDOS - LEWISVILLE,BOUNDED BY 421 TO THE NORTH, LEW-CLEM RD TO THE WEST, MARTY LN TO THE SOUTH & FERGUSON DR.	RES CONDO	52
608849	LITTLE CREEK CONDOS - WEST ON COUNTRY CLUB RD, LEFT ON OLD VINEYARD RD, COMPLEX ON RIGHT PAST MADELYN DR.	RES CONDO	98
610849	OLDE VINEYARD CONDO 7/16/92 - WEST ON COUNTRY CLUB RD, LEFT ON OLD VINEYARD RD, RIGHT ON OLDE VINEYARD CT. B10	RES CONDO	57
611853	SALEM SQUARE CONDOS: COUNTRY CLUB RD. NO., TURNER ST. EAST, WAYNE AVE. SO., TUCKER AVE. WEST	RES CONDO	82
611865	POLO DOWNS CONDOS - POLO RD	RES CONDO	16
614884	VISTA COURT CONDOS (100002-8200) - NNW COUNTY; BOUNDED BY MURRAY RD TO THE EAST, HUTCHINS ST IS SOUTH, SHATTALON DR IS N. & SHATTALON CR IS WEST	RES CONDO	143
615868	TABOR VIEW CONDOS - NW CITY; BOUNDED BY POLO RD TO THE SOUTH, EUCLID ST TO THE NORTH, BENBOW ST TO THE WEST, & ENDSLEY AV.	RES CONDO	41

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

617840	BURKE CREEK CONDOS - ON SOUTH SIDE OF BURKE MILL RD AT WOODLAND HILLS DR & EAST OF WYNFIELD CROSSING & WYNFIELD TOWNHOUSES	RES CONDO	98
617873	HUNTINGTON COURT CONDO (100002-8200) - REYNOLDA ROAD NEAR FAIRLAWN BLVD	RES CONDO	30
617875	REYNOLDA SQUARE CONDO (100002-8200) - COLUMBINE DR OFF REYNOLDA ROAD	RES CONDO	33
618850	HAWTHORNE COURT CONDOS - S W CITY; BOUNDED BY HAWTHORNE RD & FORSYTH MEMORIAL HOSPITAL	RES CONDO	63
619838	SWAIM RIDGE - CONDO'S - S CITY; EBERT RD TO SWAIM RD	RES CONDO	74
619841	BRITISH WOODS CONDO'S - SW OF CITY ON EBERT ST. AND SOUTH OF LONDON LN.	RES CONDO	151
619855	THE HANOVER ARMS CONDOMINIUMS - ON KNOLLWOOD ST. AT THE RAMP TO BUS. 40/U.S. 421 WEST ACROSS FROM GREENWICH RD	RES CONDO	90
620862	COLLEGE VILLAGE CONDOS 9/14/92 - WNW CITY; BOUNDED BY ROBINHOOD TO NORTH, BUENA VISTA TO SOUTH, WESTOVER TO WEST, & AUSTIN TO EAST. B04	RES CONDO	154
621841	SENTRY POINTE CONDOMINIUMS - SOUTH ON EBERT RD, EAST ON ARDMORE RD, NORTH ON PENNY LN. WEST SIDE OF INTERSECTION OF PENNY LN & FALCON PT	RES CONDO	91
621854	MILLER PARK CIRCLE CONDOS - BOUNDED BY QUEEN ST TO SOUTH, OAKWOOD DR TO EAST, STRATFORD RD TO NORTH, & KNOLLWOOD ST TO WEST.	RES CONDO	97
621855	OAKWOOD SQUARE CONDOS - BOUNDED BY QUEEN ST TO SOUTH, OAKWOOD DR TO EAST, MILLER PARK CR TO WEST, & STRATFORD RD TO NORTH.	RES CONDO	52
621863	GRAYLYN PLACE CONDOS - CONDOS AT GRAYLYN CENTER, ENTRANCE ON COLISEUM AT ROBINHOOD	RES CONDO	33
621880	TOLLGATE (CONDOS) - NORTH SIDE OF BETHABARA PARK BLVD, WEST OF UNIVERSITY PARKWAY	RES CONDO	43
623835	SILVER CHASE CONDOS - SOUTH ON OLD SALISBURY RD, RIGHT ON POPE RD. ON SOUTH SIDE OF POPE RD ACROSS FROM HAYMOUNT & LINDALE STS.	RES CONDO	41

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

624872	UNIVERSITY RESIDENTIAL COMMUNITY (CONDOS) - TOWNSHIP 14 ZONE 3 TYPE CODE A	RES CONDO	29
625865	KENT PLACE (CONDOS) 9/8/92 - NORTH ON UNIVERSITY PKWY, LEFT ON COLISEUM DR, LEFT ON KENT RD, LEFT ON ARBOR RD, LEFT ON KENT PLACE LN. B02	RES CONDO	18
625872	ASPEN PARK CONDOS - NW CITY; BOUNDED BY BROOKWOOD DR TO THE WEST, POLO TO THE NORTH, UNIVERSITY PW IS SOUTH & N. CHERRY IS EAST	RES CONDO	99
626828	HOLMES CREEK CONDOMINIUMS - NORTH ON PETERS CREEK PKY, SITE ON LEFT BEFORE BRIDGTON RD.	RES CONDO	51
626855	SUNSET DR CONDOS - SUNSET DRIVE AND FIRST STREET	RES CONDO	19
627868	BONNIE RIDGE\RAMSGATE\GEORGETOWN (CONDOS)9/3/92 - WNW CITY; UNIVERSITY PKWY IS EAST, COLISEUM DR IS SOUTH, FACULTY DR IS NORTH, & SILAS CREEK IS WEST. B04	RES CONDO	251
632853	ACADEMY PARK CONDOS - SOUTHEAST CORNER OF ACADEMY & MARSHALL STREETS	RES CONDO	26
632854	TANNER'S MILL CONDOS - 400 TH. 500 BLOCK OF SO. MARSHALL ST.	RES CONDO	100
644836	SOUTHWIND VILLAS & GREENHAVEN - B'BAY; BOUNDED BY TEAGUE RD TO THE SOUTH, MORNING STAR LN IS NORTH, LEXNGTN RD IS WEST, & HWY 109 IS EAST.	RES CONDO	229
679858	CENTURY PARK CONDOS - K'VILLE; BOUNDED BY CENT. PARK AV TO THE SOUTH, UNION CROSS RD IS EAST, WHICKER RD IS SOUTH, & CENT. BV IS W	RES CONDO	34
680858	BROOKSIDE CONDOS - KERNERSVILLE; BOUNDED BY CENTURY PARK AV TO THE NORTH, WHICKER RD IS SOUTH, UNION CROSS IS EAST.	RES CONDO	25
682863	SALISBURY MANOR CONDOS - K'VILLE; BOUNDED BY S.MAIN ST. TO THE NORTH & WEST, SYLVAN ST. IS SOUTH, & BROAD ST IS EAST.	RES CONDO	73
5828283	TANGLEWOOD & WESTRIDGE - SW COUNTY; BOUNDED BY I-40, AND TANGLEWOOD PARK RD. (PVT)	RES CONDO	0

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

5868573	SHALLOWFORD RESERVE CONDOMINIUMS - US 421 TO STYERS FERRY RD.RT ON STYERS FERRY RD. LFT ON SHALLOWFORD RD.LFT ON SHALLOWFORD RESERVE DR	RES CONDO	39
5898393	WEST MEADOWS CONDOS - WEST ON I-40 OR US 421 TO LEWISVILLE-CLEMMONS RD, ON WEST SIDE OF RD JUST SOUTH OF CULLER RD, E OF LASATER	RES CONDO	90
6018523	CHRISFIELD & CEDAR COVE (CONDOS) - WSW CITY; BOUNDED BY PEACE HAVEN RD TO THE EAST,EAST- WIN TO THE SOUTH, COUNTRY CLUB TO THE NORTH & RYANDALE	RES CONDO	50
6028463	TATTON PARK - (CONDOS) SOUTH OFF KESTER MILL RD OR NORTH OFF WESTCHESTER RD, WEST OF JONESTOWN RD, EAST OF ESSEX COUNTRY LN	RES CONDO	123
6078413	HILLCREST TOWNE CENTER CONDOS - SOUTH OF FARBROOK RD;NORTH OF HOLLINSWOOD AVE; WEST OF STRATFORD RD.	RES CONDO	39
6138563	GLADE & GUINEVERE - SILAS CRK. PKWY TO THE EAST, NOTTINGHAM RD TO THE NORTH, COUNTRY CLUB RD TO THE SOUTH,GORDON TO WEST	RES CONDO	22
6178433	BURKE MILL PL/(CONDOS) - SW CITY, ON BURKE MILL RD., SOUTH OF SILAS CREEK PKY. ACROSS FROM BRITISH WOODS	RES CONDO	91
6208403	IVY GLEN CONDOMINIUMS - AT SOUTHEAST INTERSECTION OF EBERT RD AND ARDMORE RD ACROSS FROM HEATHER HILLS GOLF COURSE	RES CONDO	126
6228753	DEACON RIDGE CONDOS - ON NORTH SIDE OF BETHABARA RD, 800' FROM INTERSECTION OF UNIVERSITY PW, SOUTH OF NORTH POINT BLVD	RES CONDO	171
6258373	HERITAGE PARK - (CONDOS) SOUTH ON OLD SALISBURY RD TO INTERSECTION OF ARDMORE RD AND SOUTHPARK BLVD., SITE ON LEFT	RES CONDO	34
6258883	NORTHERN QUARTERS - (CONDOS) SOUTH OF HWY 66,WEST OF OLD RURAL HALL RD,NORTH OF OAK SUMMIT RD & EAST OF HWY 52.	RES CONDO	69
6288533	BOWMAN SQ. CONDOS: BUS. HWY 40 NO., PETERS CRK PKWY EAST, ACADEMY ST. SO., & CORONA ST. WEST.	RES CONDO	23
6308443	CLOISTER OAKS CONDOS: S. CITY, N. WEISNER ST., E. PETERSCREEK PKWY., S. I-40 W. MAIN ST.	RES CONDO	46

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

6808643	MCCONNELL SUBDIV(CONDOS) - SOUTH CHERRY ST TO OAKHURST DR, LEFT ON LAMBETH FARM LN NORTH, SOUTH OF MOUNTAIN VIEW DR	RES CONDO	221
581882	RIVER HAVEN ROAD - WEST OF VIENNA-DOZIER, SOUTH OF RIVER RIDGE RD, EAST OF YADKIN RIVER	RES MIXED	26
582828	TANGLEWOOD & WESTRIDGE - SW COUNTY; BOUNDED BY I-40,AND TANGLEWOOD PARK RD. (PVT)	RES MIXED	382
586857	SHALLOWFORD RESERVE CONDOMINIUMS - US 421 TO STYERS FERRY RD.RT ON STYERS FERRY RD. LFT ON SHALLOWFORD RD.LFT ON SHALLOWFORD RESERVE DR	RES MIXED	140
589839	WEST MEADOWS TOWNHOMES - WEST ON I-40 OR US 421 TO LEWISVILLE-CLEMMONS RD, ON WEST SIDE OF RD JUST SOUTH OF CULLER RD, E OF LASATER	RETIRED	161
590836	LEWISVILLE-CLEMMONS/PEACEHAVEN RDS. - N. OF I-40. S. OF SEDALIA DR. N.E. CORNER LEW.CLEM. RD & PEACEHAVEN RD. S.E.CORNER/ W.SIDE LEW-CLEM. RD.	RETIRED	0
594862	Bowman Gray & L W Ketner Property - W County; Bounded By Ketner Rd, Meadowlark Dr Defunct Neighborhood;Orphan Sales,Incompletes	RETIRED	0
596841	WYNBROOK PH 1 - ON SOUTHEAST SIDE OF PEACE HAVEN RD ON EAST SIDE OF MUDDY CREEK AND NORTH OF I-40 ACROSS FROM SEDGEMONT DR	RETIRED	167
597864	VILLAS AT ROBINHOOD - MEADOWLARK DR,1200 FEET FROM INTERSECTION WITH ROBINHOOD RD	RETIRED	0
599846	Villas At Peace Haven - On East Side Of Peace Haven Rd @ On Ramp To Us Hwy 421 South, Across From Regents Village	RETIRED	0
601852	CHRISFIELD & CEDAR COVE - WSW CITY; BOUNDED BY PEACE HAVEN RD TO THE EAST,EAST- WIN TO THE SOUTH, COUNTRY CLUB TO THE NORTH & RYANDALE	RES MIXED	109
602846	TATTON PARK - SOUTH OFF KESTER MILL RD OR NORTH OFF WESTCHESTER RD, WEST OF JONESTOWN RD, EAST OF ESSEX COUNTRY LN	RES MIXED	159

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

608842	Crestwell Cove at Hillcrest Towne Center - Northern part of Hillcrest Development being north of Eagle Creek DR and south of Farmbrook RD	RETIRED	0
610895	LONG CREEK VILLAGE - NE ON BETHANIA-RURAL HALL RD TO TURFWOOD DR, RIGHT ON LONG CREEK DR IN CURVE NEAR THORNWOOD LN	RES MIXED	248
612837	GRIFFITH PARK - WEST OF GRIFFITH RD SOTHEAST OF EVERIDGE RD	RES MIXED	212
613856	GLADE & GUINEVERE - SILAS CRK. PKWY TO THE EAST, NOTTINGHAM RD TO THE NORTH, COUNTRY CLUB RD TO THE SOUTH,GORDON TO WEST	RES MIXED	40
617841	WYNFIELD & WYNFIELD CROSSING - S CITY; OFF BURKE MILL RD	RES MIXED	97
617843	BURKE MILL PL/WILLIAMSBURG SQ - SW CITY, ON BURKE MILL RD., SOUTH OF SILAS CREEK PKY. ACROSS FROM BRITISH WOODS	RES MIXED	204
618882	The Enclave Phase I - Nw Of City Near Intersection Of Shattalon Dr & Bethania Station Rd. E. Of Bethabara, S. Of Walker Rd	RETIRED	0
620840	IVY GLEN CONDOMINIUMS - AT SOUTHEAST INTERSECTION OF EBERT RD AND ARDMORE RD ACROSS FROM HEATHER HILLS GOLF COURSE	RES MIXED	193
622875	DEACON RIDGE CONDOS & TOWNHOUSES - ON NORTH SIDE OF BETHABARA RD, 800' FROM INTERSECTION OF UNIVERSITY PW, SOUTH OF NORTH POINT BLVD	RES MIXED	229
625823	OLIVER'S CROSSING - SOUTH ON NC 150/PETERS CREEK PKY, ACROSS FROM WILSHIRE GOLF COURSE, NORTH OF FISHEL RD AND DAVIDSON CO LINE	RES MIXED	170
625837	HERITAGE PARK - SOUTH ON OLD SALISBURY RD TO INTERSECTION OF ARDMORE RD AND SOUTHPARK BLVD., SITE ON LEFT	RES MIXED	10
625888	NORTHERN QUARTERS - SOUTH OF HWY 66,WEST OF OLD RURAL HALL RD,NORTH OF OAK SUMMIT RD & EAST OF HWY 52.	RES MIXED	4
626825	PARKSIDE WEST - NORTH ON PETERS CREEK PKY,PAST CANTERBURY PARK DR ON LEFT,RIGHT ON PARKSIDE PLACE DR,	RES MIXED	378
629835	BAD NEIGHBORHOOD to be deleted - N On Peters Creek Pky.Rt On Clemmons Rd.Rt Onto Fiddlers Glenn Dr.	RETIRED	0

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

629855	Granville Dr. - North 5/13/92 - North: Peters Creek Pkwy, South: I-40, West: Green St., East: Beaumont St. B15	retired	0
631856	ONE PARK VISTA CONDOMINIUMS - CREATED IN ERROR ARCHIVE PENDING	RETIRED	0
635834	BAD NEIGHBORHOOD to be deleted - Off Willard Rd, Between Union Cross Rd & Gumtree Rd North	RETIRED	0
637821	TOWNHOUSES AT MOUNT HOPE - HWY 52 SOUTH TO MAIN ST.LFT ON MAIN ST.SITE ON LEFT PAST JONES RD.LFT ON MOUNT HOPE LN	RES MIXED	147
637867	Brookwood - N E City; Bounded By Liberty St, Hwy #52 North, Twenty-Six St, Comm Rates = 90	RETIRED	0
647853	SHALIMAR/SALEM VILLAGE - \. REYNOLDS PARK RD., E. BUTLER DR., S. LOWERY ST., W. SALEM LAKE RD. (70)	RES MIXED	212
659855	VERNON FARMS - WEST ON KERNERSVILLE RD, LEFT ON LINVILLE RD, ACROSS FROM BELL WEST DR, LEFT ON WESTHILL PLACE	RES MIXED	423
662882	WHITEHALL VILLAGE - NORTH OF OLD HOLLOW RD WEST OF 158	RES MIXED	205
668868	TRILLIUM SUBDIVISION - WEST MOUNTAIN ST PAST CLUBB RD.RT ON TRILLUM PLACE	RES MIXED	3
668875	VALLEYDALE ROAD/ROBURTON ROAD - EAST OF OLD HOLLOW RD (NC 66), NORTH OF SHADOWFOX DR	RES MIXED	42
671839	WEATHERSTONE - OFF UNION CROSS RD, NORTH OF US 311, SOUTH OF TEMPLE SCHOOL RD.	RES MIXED	256
675830	ANDREWS DR/ABBOTTS CREEK CHURCH RD - SOUTHWEST OF HIGH POINT RD, NORTH OF COUNTY LINE CATCH-ALL 010003	RES MIXED	21
675862	KENSINGTON VILLAGE - ON EAST SIDE OF HOPKINS RD, SOUTH OF KENTON DR AND NORTH OF LAMSHIRE RD IN KERNERSVILLE	RES MIXED	115
680864	MCCONNELL SUBDIV & CONDOS - SOUTH CHERRY ST TO OAKHURST DR, LEFT ON LAMBETH FARM LN NORTH, SOUTH OF MOUNTAIN VIEW DR	RES MIXED	1
683858	COTTAGE PLACE - CITY OF K'VILLE; BOUNDED BY SALIBURY ST TO THE WEST, DUGGINS ST IS NORTH, GRANDE LN IS EAST & CTY.LIM. IS S	RES MIXED	214
683869	OXFORD RIDGE: BROWN RD. TO THE NORTH, DOBSON ST. TO THE WEST, PINEY GROVE RD. TO THE EAST, FARMWOOD DR. TO THE SOUTH.	RES MIXED	54

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

888888	Angela'S Test Neighborhood - Test	Retired	0
888889	Angela'S Second Test Nbhd - Test Nbhd	RETIRED	0
888890	Mobile Home General - Mobile Home General	RETIRED	0
999999	9993 Default Neighborhood - This Is The Default Neighborhood For Any Parcel Added To The System Via Frv On-Line	RETIRED	0
625839	SOUTH HILLS - SW OF CITY, ON OLD SALISBURY RD., S. I-40, N. ARDMORE RD. 120006	RES RURAL	125
636822	BROADBAY HILLS/WHEELER/LONG - S. CITY, N. DAVIDSON CTY., E. HWY.52, S. MCKINLEY DR., W. MAIN ST. (040001)	RES RURAL	94
646869	NORTHAMPTON ESTATES - ALONG NORTHAMPTON ROAD 190001	RES RURAL	47
649864	LAKELAND AVE/CHURCHLAND RD - NORTH OF REIDSVILLE RD, EAST OF KITTELING LN 190001	RES RURAL	22
652870	PINE VALLEY/BELEWS RD - OLD BELEWS CREEK RD, BREVARD ST, NORTH OF BEESON DAIRY RD, WEST OF REIDSVILLE RD 190001	RES RURAL	79
653867	STANLEY ACRES - N. GAITHER RD., E. OLD BLEWS CREEK RD., S. ANGEL DR., W. WALKERTOWN-GURTHIE RD. 190001	RES RURAL	138
654867	RICKARD ROAD (190001-5500) - RICKARD ROAD AREA	RES RURAL	24
658892	CALVIN BAKER - GRUBBS RD. NORTH, WALNUT COVE RD. WEST, PINE HALL RD. EAST & WATKINS ST. SOUTH	RES RURAL	14
675854	GREEN LAWN - S. KERNERSVILLE, N. SEDGE GARDEN RD., E. HASTING HILL RD., S. TEAGUE LANE, W. DORA DR.	RES RURAL	35
687827	HORNEY TOWN - NW HIGHPOINT, S. NEW HWY 311, ON HIGHPOINT RD. & HWY 66, W. CEDARWOOD TR.	RES RURAL	40
592882	BLUESTONE N IDOLS ROAD, W HAMPTON, E MIDDLEBROOK, S 158	RETIRED	0
610879	BEACON HILL SEC 5; WINONA ST. NORTH, BETHABARA RD. EAST, BETHABARA PK.BLVD. SO., REYNOLDA RD. WEST	RETIRED	0
625838	SOUTH HILLS II: GYRO DR. NORTH, ARDMORE RD. WEST AND SOUTH; OLD SALISBURY RD. EAST	RES SUBDIVISION	18
588849	RIVERRIDGE VILLAGE - SOUTH OF US 421;NORTH OF STYERS FERRY RD;EAST OF LEWISVILLE-CLEMMONS RD	RES TOWNHOUSE	44

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

591823	CLEMMONS COURT - ON EAST SIDE OF MIDDLEBROOK DR NORTH OF IDOLS RD SOUTH OF CLEMMONS RD (US158) ACROSS FROM MEADOWS EDGE RD	RES TOWNHOUSE	20
591837	BAY MEADOWS (CONDOS) - SW COUNTY; BOUNDED BY LEW-CLEM RD TO THE WEST,KINNAMON TO NORTH, STONECUTTER TO THE EAST, & I-40. 70003	RES TOWNHOUSE	73
592836	COBBLESTONE - SW COUNTY; BOUNDED BY KINNAMON RD TO THE NORTH, I-40 TO THE SOUTH AND EAST, AND LEW-CLEM RD TO THE WEST	RES TOWNHOUSE	63
592837	WYNGROVE CONDOS - WEST ON 40,TO PEACEHAVEN RD.RT ON KINNAMON,ACROSS FROM TERRASTONE DR	RES TOWNHOUSE	49
592846	LANGDON VILLAGE - NORTH SIDE HOLDER ROAD 3500 FEET EAST OF LEWISVILLE CLEMMONS RD	RES TOWNHOUSE	80
593854	THE TOWNHOMES AT FOX RIDGE - US 421 WEST TO LEWISVILLE-CLEMMONS RD TO STYERS FERRY RD. FOX RIDGE LN ON RIGHT PAST REMINGTON DR	RES TOWNHOUSE	131
596822	SUNNY BROOK - WEST SIDE LOOP RD NORTH OF SALEM RIDGE	RES TOWNHOUSE	119
597854	RIVERBEND AND RAINTREE - SW CITY; BOUNDED BY PHILLIPS BRIDGE RD, COUNTRY CLUB RD AND MUDDY CREEK	RES TOWNHOUSE	177
597855	SYCAMORE - SW CITY; BOUNDED BY PHILLIPS BRIDGE RD, COUNTRY CLUB RD AND TOMAHAWK CREEK	RES TOWNHOUSE	50
598854	JAMESTOWNE - SW CITY; BOUNDED BY STONEBRIDGE COUNTRY CLUB RD AND BALFOUR RD.(PVT)	RES TOWNHOUSE	100
598855	MAYFAIR - SW CITY; BOUNDED BY STONEBRIDGE RD,AND COUNTRY CLUB RD CULPEPPER CT.(PVT) AND LANTERN RIDGE DR.(PVT)	RES TOWNHOUSE	88
598865	MILL POND AT BROOKS LANDING CONDOS - ON SOUTH SIDE OF ROBINHOOD RD AT INTERSECTION OF FLEETWOOD CIR, WEST OF MUDDY CREEK	RES TOWNHOUSE	73

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

599849	SUMMIT AT PEACE HAVEN - WSW COUNTY; BOUNDED BY PEACE HAVEN RD TO THE EAST, 421 TO THE SOUTH, BRECKINRIDGE TO THE NORTH, & MUDDY CRK.	RES TOWNHOUSE	34
599854	STONEBRIDGE - SW CITY; BOUNDED BY STONEBRIDGE RD AND COUNTRY CLUB RD	RES TOWNHOUSE	93
599855	PEBBLEBROOK - SW CITY; BOUNDED BY STONEBRIDGE, AND COUNTRY CLUB RD SUN CREEK DR, AND HEATHERSTONE DR (PVT.)	RES TOWNHOUSE	108
600849	THE MEADOWS - WNW CITY; BOUNDED BY PEACE HAVEN RD TO THE WEST, HWY 421 IS SOUTH, BRAEHILL BV IS NORTH, & SILAS CREEK IS E	RES TOWNHOUSE	40
600854	CEDAR LAKE - WSW CITY; BOUNDED BY COUNTRY CLUB, WHITMAN DR, LITTLE-BROOK LN & STONEBRIDGE	RES TOWNHOUSE	75
601838	BEAUCHAM PLACE - NORTHWEST CORNER OF JONESTOWN AND MCGREGOR RORDS	RES TOWNHOUSE	47
602838	HERITAGE PATH - ON JONESTOWN RD BETWEEN STILL MEADOW DRIVE AND MCGREGOR ROAD	RES TOWNHOUSE	17
602844	WYNGATE VILLAGE PH 1 "TENTATIVE" - 40 WEST TO JONESTOWN RD. LEFT ON ROMERA DR SITE ON RT	RES TOWNHOUSE	313
602854	STONEHAVEN - WSW CITY; BOUNDED BY PEACE HAVEN, COMMONWEALTH, WHITE- WOOD, & MOUNTAIN VIEW RD.	RES TOWNHOUSE	25
604859	SHERWOOD VILLA TOWNHOUSES 8/25/92 - WNW CITY; BOUNDED BY ALLISTAIR TO NORTH, ALPINE TO SOUTH, BRYANPLACE TO WEST, & PEACE HAVEN IS EAST. B01	RES TOWNHOUSE	82
605859	SHERWOOD HILLS TWNHMS - WNW CITY; BOUNDED BY ALLISTAIR RD TO THE N. FERNMARCH DR IS W. CHATHAM HILL DR IS S. & PEACE HAVEN RD IS E.	RES TOWNHOUSE	105
605860	LYTCHFIELD PLACE TOWNHOMES - WNW CITY; BOUNDED BY ALLISTAIR RD TO THE N. BRYANSPLACE RD IS W. CHATHAM HILL DR IS S. & PEACE HAVEN RD IS E.	RES TOWNHOUSE	115
605894	BETHANIA OAKS TOWNHOUSES - ON NORTH SIDE OF BETHANIA TOBACCOVILLE RD JUST WEST OF KILBY DR AND EAST OF SWEETBRIAR RD	RES TOWNHOUSE	24

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

608853	RIDGE FOREST & FOREST OAKS - WSW CITY; BOUNDED BY COUNTRY CLUB RD, TIPPERARY LN, & CLUB POINT DR.(PVT.)	RES TOWNHOUSE	113
610866	SHERWOOD OAKS - NORTH OF	RES TOWNHOUSE	65
610868	SHERWOOD WEST - NORTH OF ROBINHOOD	RES TOWNHOUSE	240
612839	HAMPTON KNOLL - SOUTH OF I-40; NORTH OF CLEMMONSVILLE RD; EAST OF STRATFORD RD; OFF GRIFFITH RD.	RES TOWNHOUSE	69
612840	MILLHAVEN LANDING - SOUTH OF BURKE MILL RD, WEST OF WEYMOTH RD, NORTH OF CLEMMONSVILLE RD, SOUTH OF STRATFORD RD	RES TOWNHOUSE	150
612853	CLIFFMOOR: GUINEVERE LN NORTH, SILAS CREEK PKWY EAST, COUNTRY CLUB RD. SOUTH, N. CLIFFDALE WEST	RES TOWNHOUSE	6
613855	HIGHLAND PARK - BOUNDED BY SILAS CREEK PKY, COUNTRY CLUB RD AND TISELAND DRIVE.	RES TOWNHOUSE	42
614837	HYDE PLACE - OFF GRIFFITH RD; NORTH OF CLEMMONSVILLE RD; SOUTH OF LUZELL DR & SCOTT HOLLOW DR	RES TOWNHOUSE	121
614840	HAMPTON COMMONS - SOUTH ON STRATFORD RD TO BURKE MILL RD, R ON GRIFFITH RD, SITE ON LEFT AT X OF HAMPTON RD N OF CLEMMONSVILLE	RES TOWNHOUSE	261
616869	POLO OAKS TOWNHOMES - NW CITY; BOUNDED BY POLO RD TO THE SOUTH & EAST, REDBUD ST TO WEST, & SWAN DR TO THE NORTH	RES TOWNHOUSE	115
617871	SAINT JOHNS PLACE (TOWNHOMES) - WNW CITY; BOUNDED BY POLO RD TO THE SOUTH, REYNOLDA RD IS EAST, & WYMAN RD IS WEST.	RES TOWNHOUSE	59
618839	HEATHER HILLS - S CITY; OFF EBERT RD	RES TOWNHOUSE	351
618846	CHARLESTOWNE/WESTMINSTER - S W CITY; BOUNDED BY BURKE MILL RD, BOLTON PARK POOL PROPERTY	RES TOWNHOUSE	185
618854	WESTVIEW/COVENTRY OAKS - BOUNDED ON THE SOUTH BY STATFORD RD, TO THE NORTH BY US 421, TO THE WEST BY MISSION RD, WESTVIEW TO THE EAST	RES TOWNHOUSE	36

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

619876	HICKORY GLEN TOWNHOMES (100002-8200) - WNW CITY; BOUNDED BY BETHABARA RD TO THE NORTH, OLD TOWN RD IS WEST, EDGEBROOK DR & SILAS CREEK ARE EAST	RES TOWNHOUSE	17
619908	BUCKEYE MANOR(TOWNHOMES) - LOCATED ON SUMMIT ST.,SOUTH OF NC HWY 65 AND WEST OF NC HWY 66 IN TOWN OF RURAL HALL	RES TOWNHOUSE	22
620839	CROSSWINDS/SWAIM - S CITY; EBERT RD TO SWAIM RD	RES TOWNHOUSE	223
622841	ARDMORE VISTA - END OF FALCON POINTE DR NORTH OF ARDMORE RD	RES TOWNHOUSE	28
625836	PRESTON WOODS (TOWNHOMES)- WEST SIDE OLD SALISBURY RD BETWEEN ARDMORE RD AND WEST CLEMMONVILLE RD	RES TOWNHOUSE	77
626840	CRANBERRY HILL-SOUTHBEND TOWNHOMES - SW OF CITY, ON OLD SALISBURY RD., S. I-40, AT GYRO RD.	RES TOWNHOUSE	89
630840	BRICKWOOD PLACE - S CITY; ON FLEET ST	RES TOWNHOUSE	55
630854	SALEM POINTE - S CITY; BOUNDED BY I-40 BUS,COTTON ST, GREEN ST	RES TOWNHOUSE	50
630855	HOLLY VILLAGE - CORNER OF WEST SECOND AND POPLAR STREETS	RES TOWNHOUSE	10
630856	HOLLY PLACE TOWNHOMES - HOLLY AVE 100 FEET EAST OF SECOND ST	RES TOWNHOUSE	10
632847	ACADIA PLACE - S CITY; S W CORNER ACADIA AV & HOLLYROOD ST	RES TOWNHOUSE	11
632851	SALEM PLACE TOWNHOMES - BETWEEN POPLAR, WEST, WALNUT AND MARSHALL STREETS	RES TOWNHOUSE	40
653859	TIMBERLINE (TOWNHOMES)- ENE CITY; BOUNDED BY NEW G'BORO RD TO THE NORTH, SALEM LAKE IS SOUTH, GIBSON RD IS EAST, & CHESTNUT TR IS W.	RES TOWNHOUSE	71
654831	WALLBURG LANDING TOWNHOMES - WEST SIDE REX RD 200' SOUTH OF THOMASVILLE RD(109)	RES TOWNHOUSE	19
677844	WHITE HAWK @ CALEB'S CREEK (TWNHM): I-40 NO., TEAGUE LN. E, HEDGECOCK RD. SO., PINE TREE DR W	RES TOWNHOUSE	65
678857	QUAKER RIDGE - SOUTH ON UNION CROSS RD FROM KERNERSVILLE, RIGHT ON WHICKER RD @ INTERSECTION OF SHIELDS RD SITE ON RIGHT	RES TOWNHOUSE	36

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

679857	CENTURY PARK TOWNHOUSES - K'VILLE; BOUNDED BY CENTURY PARK AV TO THE NORTH, BY WHICKER RD TO THE SOUTH, & UNION CROSS RD TO THE EAST.	RES TOWNHOUSE	53
679859	WILLIAMSGATE - K'VILLE; BOUNDED BY CENTURY PK. AV. TO THE SOUTH, LAKE- SIDE DR IS WEST, HENDRIX DR IS EAST & I-40 IS NORTH.	RES TOWNHOUSE	66
679868	PARK PLACE - W. KERNERSVILLE, N. BRANCHWOOD DR. E. OAK FOREST DR., S. MOUNTAIN ST. W. BEAUCREST RD.	RES TOWNHOUSE	27
680863	TANYARD COURT VILLAS - NORTH OF S. CHERRY STREET	RES TOWNHOUSE	85
681848	WELDEN RIDGE: OLD SALEM RD. NORTH, NC HWY 66 EAST, OGDEN SCHOOL RD. SOUTH & TEAGUE LN. WEST.	RES TOWNHOUSE	5
681863	CRAWFORD PLACE - K'VILLE; BOUNDED BY CHERRY ST TO THE NORTH, S. MAIN ST IS SOUTH, MORAVIAN LN IS SOUTHWEST & TANYARD LN IS NE.	RES TOWNHOUSE	27
682850	ANGUS RIDGE - EAST OF TEAGUE LN & CHEVIOT DR; NORTH OF HWY 311; SOUTH OF I-40, NEAR ABBOTTS CREEK	RES TOWNHOUSE	44
684855	TREDEGAR SEC 3A TOWNHOMES - ON SOUTH SIDE OF SHIELDS RD BETWEEN UNION CROSS RD AND NC HWY 66, ACCESS THRU TREDEGAR SUBDIV - KERNERSVILLE	RES TOWNHOUSE	26
687870	WINDSOR MANOR - CTY OF K'VILLE; BOUNDED BY DONNELL ST TO THE EAST, CTY LIMIT IS BOTH NORTH & WEST, & BOST ST. IS SOUTH.	RES TOWNHOUSE	94
688867	THE ARBORETUM (TWNHM) - ON SOUTHEAST SIDE OF NORTH MAIN ST (150) KERNERSVILLE ON WEST SIDE OF CLAY FLYNT RD, NORTH OF KENSAL GREEN DR	RES TOWNHOUSE	199
688868	WYNSTON PARK PH 1 - N MAIN ST PAST PEGG ST ON LEFT. LFT ONTO HUMBERSIDE DR	RES TOWNHOUSE	33
692914	EASTSHORE DRIVE - SOUTHWEST OF MOUNT CARMEL RD, NORTHEAST OF BLUEWATER RD	RES TOWNHOUSE	11
5828282	TANGLEWOOD & WESTRIDGE - SW COUNTY; BOUNDED BY I-40, AND TANGLEWOOD PARK RD. (PVT)	RETIRED	0
5868572	SHALLOWFORD RESERVE (TWNHMS) - US 421 TO STYERS FERRY RD. RT ON STYERS FERRY RD. LFT ON SHALLOWFORD RD. LFT ON SHALLOWFORD RESERVE DR	RES TOWNHOUSE	44

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

5898392	WEST MEADOWS TOWNHOMES - WEST ON I-40 OR US 421 TO LEWISVILLE-CLEMMONS RD, ON WEST SIDE OF RD JUST SOUTH OF CULLER RD, E OF LASATER	RES TOWNHOUSE	71
5968412	WYNBROOK PH 1 - (TWNHMS) ON SOUTHEAST SIDE OF PEACE HAVEN RD ON EAST SIDE OF MUDDY CREEK AND NORTH OF I-40 ACROSS FROM SEDGEMONT DR	RES TOWNHOUSE	55
6018522	CHRISFIELD (TWNHMS) - WSW CITY; BOUNDED BY PEACE HAVEN RD TO THE EAST,EAST- WIN TO THE SOUTH, COUNTRY CLUB TO THE NORTH & RYANDALE	RES TOWNHOUSE	59
6028462	TATTON PARK - (TWNHMS) SOUTH OFF KESTER MILL RD OR NORTH OFF WESTCHESTER RD, WEST OF JONESTOWN RD, EAST OF ESSEX COUNTRY LN	RES TOWNHOUSE	36
6078412	HILLCREST TOWNE CENTER (TWNHM)- SOUTH OF FARBROOK RD;NORTH OF HOLLINSWOOD AVE; WEST OF STRATFORD RD.	RES TOWNHOUSE	94
6108952	LONG CREEK VILLAGE (TWNHMS)- NE ON BETHANIA-RURAL HALL RD TO TURFWOOD DR, RIGHT ON LONG CREEK DR IN CURVE NEAR THORNWOOD LN	RES TOWNHOUSE	58
6128372	GRIFFITH PARK - (TWNHMS)WEST OF GRIFFITH RD SOTHEAST OF EVERIDGE RD	RES TOWNHOUSE	107
6138562	GLADE & GUINEVERE - SILAS CRK. PKWY TO THE EAST, NOTTINGHAM RD TO THE NORTH, COUNTRY CLUB RD TO THE SOUTH,GORDON TO WEST	RETIRED	0
6178412	WYNFIELD & WYNFIELD CROSSING (TWNHMS) - S CITY; OFF BURKE MILL RD	RES TOWNHOUSE	64
6208402	IVY GLEN TOWNHOMES - AT SOUTHEAST INTERSECTION OF EBERT RD AND ARDMORE RD ACROSS FROM HEATHER HILLS GOLF COURSE	RES TOWNHOUSE	68
6228752	DEACON RIDGE TOWNHOUSES - ON NORTH SIDE OF BETHABARA RD, 800' FROM INTERSECTION OF UNIVERSITY PW, SOUTH OF NORTH POINT BLVD	RES TOWNHOUSE	58
6258232	OLIVER'S CROSSING - SOUTH ON NC 150/PETERS CREEK PKY, ACROSS FROM WILSHIRE GOLF COURSE, NORTH OF FISHEL RD AND DAVIDSON CO LINE	RES TOWNHOUSE	88

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

6258372	HERITAGE PARK - (TOWNHOMES) SOUTH ON OLD SALISBURY RD TO INTERSECTION OF ARDMORE RD AND SOUTHPARK BLVD., SITE ON LEFT	RES TOWNHOUSE	92
6258882	NORTHERN QUARTERS (TWNHMS) - SOUTH OF HWY 66, WEST OF OLD RURAL HALL RD, NORTH OF OAK SUMMIT RD & EAST OF HWY 52	RES TOWNHOUSE	63
6268252	PARKSIDE WEST - (TOWNHOMES) NORTH ON PETERS CREEK PKY, PAST CANTERBURY PARK DR ON LEFT, RIGHT ON PARKSIDE PLACE DR,	RES TOWNHOUSE	97
6378212	TOWNHOUSES AT MOUNT HOPE - HWY 52 SOUTH TO MAIN ST. LFT ON MAIN ST. SITE ON LEFT PAST JONES RD. LFT ON MOUNT HOPE LN	RES TOWNHOUSE	13
6478532	SHALIMAR/SALEM VILLAGE -(TWNHMS) REYNOLDS PARK RD., E. BUTLER DR., S. LOWERY ST., W. SALEM LAKE RD. (70)	RES TOWNHOUSE	43
6598552	VERNON FARMS (TWNHM)- WEST ON KERNERSVILLE RD, LEFT ON LINVILLE RD, ACROSS FROM BELL WEST DR, LEFT ON WESTHILL PLACE	RES TOWNHOUSE	77
6628822	WHITEHALL VILLAGE - (TWNHMS) NORTH OF OLD HOLLOW RD WEST OF 158	RES TOWNHOUSE	67
6688682	TRILLIUM SUBDIVISION (TWNHMS)- WEST MOUNTAIN ST PAST CLUBB RD. RT ON TRILLUM PLACE	RES TOWNHOUSE	74
6718392	WEATHERSTONE (TWNHMS)- OFF UNION CROSS RD, NORTH OF US 311, SOUTH OF TEMPLE SCHOOL RD.	RES TOWNHOUSE	99
6758622	KENSINGTON VILLAGE - ON EAST SIDE OF HOPKINS RD, SOUTH OF KENTON DR AND NORTH OF LAMSHIRE RD IN KERNERSVILLE	RES TOWNHOUSE	64
6808642	MCCONNELL SUBDIV(TWNHM) - SOUTH CHERRY ST TO OAKHURST DR, LEFT ON LAMBETH FARM LN NORTH, SOUTH OF MOUNTAIN VIEW DR	RES TOWNHOUSE	96
6838582	SALISBURY CROSSING/COTTAGE PLACE - (TWNHMS) CITY OF K'VILLE; BOUNDED BY SALIBURY ST TO THE WEST, DUGGINS ST IS NORTH, GRANDE LN IS EAST & CTY.LIM. IS S	RES TOWNHOUSE	153
586857T	SHALLOWFORD RESERVE TOWNHOMES - US 421 TO STYERS FERRY RD. RT ON STYERS FERRY RD. LFT ON SHALLOWFORD RD. LFT ON SHALLOWFORD RESERVE DR	RETIRED	0

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

610895T	LOND CREEK VILLAGE (TOWNHOMES)- NE ON BETHANIA-RURAL-HALL RD TO TURFWOOD DR. R ON LONG CREEK DR IN CURVE NEAR THORNWOOD LN	RETIRED	0
612837T	GRIFFITH PARK TOWNHOMES- WEST OF GRIFFITH RD SOUTHEAST OF EVERIDGE RD	RETIRED	0
617841T	WYNFIELD & WYNFIELD CROSSING (TOWNHOMES)- S. CITY OFF BURKE MILL RD.	RETIRED	0
659855T	VERNON FARMS TOWNHOMES-WEST ON KERNERSVILLE RD, L ON LINVILLE RD, ACROSS FROM BELL WEST DR, L ON WESTHILL PLC	RETIRED	0
662882T	WHITEHALL VILLAGE - NORTH OF OLD HOLLOW RD. WEST OF HWY 158	RETIRED	0
668868T	TRILLIUM TOWNHOMES - WEST MOUNTAIN ST PAST CLUBB RD.RT ON TRILLIUM PLACE	RETIRED	0
671839T	WEATHERSTONE TOWNHOMES: OFF UNION CROSS RD. NORTH ON US 311, SOUTH OF TEMPLE SCHOOL RD.	RETIRED	0
675862T	KENSINGTON VILLAGE TOWNHOMES - ON EAST SIDE OF HOPKINS RD, SOUTH OF KENTON DR AND NORTH OF LAMSHIRE RD	RETIRED	0
10001	ABBOTTS CREEK CATCHALL 1 - NEW I-40 BYPASS, NORTH, US 311, SOUTH, BB TWP, WEST, GUILFORD COUNTY, EAST. 321	RESIDENTIAL RURAL	363
10002	ABBOTTS CREEK CATCHALL 2 - KERNERSVILLE TOWNSHIP, NORTH, NEW I-40 BYPASS, SOUTH, BB TWP, WEST, EAST OF HWY 66. 201	RESIDENTIAL RURAL	393
10003	ABBOTTS CREEK CATCHALL 3 - US 311, NORTH, COUNTY LINE, SOUTH, BB TWP, WEST, GUILFORD COUNTY, EAST. 320	RESIDENTIAL RURAL	558
10004	ABBOTTS CREEK CATCHALL 4 - EAST OF TEAGUE LN, NORTH OF HWY 311, SOUTH OF NEW I-40	RESIDENTIAL RURAL	831
20001	BELEWS CREEK CATCHALL 1 - STOKES COUNTY, NORTH, BELEWS CREEK, EAST, SC TWP, WEST.	RESIDENTIAL RURAL	479
20002	BELEWS CREEK CATCHALL 2 - HWY 158, SOUTH, BELEWS CREEK, NORTH, BELEWS CREEK ROAD & GOODWILL CHURCH RD, EAST, SC TWP, WEST.340	RESIDENTIAL RURAL	396
20003	BELEWS CREEK CATCHALL 3 - STOKES COUNTY, NORTH, GOODWILL CHURCH & FREEMAN RD, SOUTH, BELEWS CRK RD, WEST, GUILFORD COUNTY, EAST.340	RESIDENTIAL RURAL	391

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

20004	BELEWS CREEK CATCHALL 4 - HWY 158, NORTHWEST, AC TWP, SOUTH, SC TWP, WEST, GUILFORD COUNTY, EAST. 340	RESIDENTIAL RURAL	240
20005	BELEWS CREEK CATCHALL 5 - WEST OF BELEWS CREEK RD, EAST OF PINE HALL RD, NORTH OF PRESTON RD.	RESIDENTIAL RURAL	205
30001	BETHANIA CATCHALL 1 - STOKES COUNTY, NORTH, RAILROAD ,SOUTH, NO EAST OR WEST BOUNDARY. 380	RESIDENTIAL RURAL	355
30002	BETHANIA CATCHALL 2 - CREEK, WEST, SC TWP, EAST, RAILROAD, NORTH, MF TWP, SOUTH.	RESIDENTIAL RURAL	281
30003	BETHANIA CATCHALL 3 - RAILROAD, NORTH, OLD TOWN TWP, SOUTH, OLD RICHMOND TWP WEST, CREEK, EAST. 382	RESIDENTIAL RURAL	619
30004	BETHANIA CATCHALL 4 - NORTH OF HWY 66 (OLD HOLLOW RD), NORTHEAST OF HWY 52, EAST OF BETHANIA-RURAL HALL RD 382	RESIDENTIAL RURAL	99
30005	BETHANIA CATCHALL 5 - NORTHEAST OF OLD HOLLOW RD (NC66), EAST OF TWIN OAKS DR, WEST OF PROVIDENCE CHURCH RD 381	RESIDENTIAL RURAL	420
40001	BROADBAY CATCHALL 1 - SOUTH OF N.C. HIGHWAY 150, BORDERED BY DAVIDSON, ABBOTTS CREEK TWP AND THE CITY OF WS. 71	RESIDENTIAL RURAL	367
40002	BROADBAY CATCHALL 2 - NORTH OF N.C. HIGHWAY 150, BORDERED BY CITY OF W-S, ABBOTTS CREEK TWP, MIDDLEFORK TWP. 80	RESIDENTIAL RURAL	170
40003	BROADBAY CATCHALL 3 - N.C HIGHWAY 150, NORTH, ABBOTTS CREEK TWP, EAST, ONE LOT OFF HIGH POINT RD, SOUTH, NO TRUE WEST BOUNDARY.71	RESIDENTIAL RURAL	59
40004	BROADBAY CATCHALL 4 - SOUTH OF I-40, EAST OF BADEN RD, WEST OF SAWMILL RD, NORTH OF EDGAR ST 310	RESIDENTIAL RURAL	340
50001	CLEMMONS CATCHALL 1 - ENTIRE CLEMMONS TOWNSHIP BOUNDARIES 430	RESIDENTIAL RURAL	277
50002	CLEMMONS CATCHALL 2 - WEST OF MUDDY CREEK, SOUTH OF STRATFORD RD, EAST OF MIDDLEBROOK DR, NORTH OF ORCHARD PATH DR 250	RESIDENTIAL RURAL	47
50003	CLEMMONS CATCHALL 3 - NORTH OF I-40, WEST OF LEWISVILLE-CLEMMONS RD, SOUTH OF PEACE HAVEN RD, EAST OF KILCASH DR	RESIDENTIAL RURAL	34

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

50004	CLEMMONS CATCHALL 4 - NORTHWEST OF I-40, NORTHEAST OF YADKIN RIVER, SOUTH OF CTR GROVE CHURCH RD, SOUTHEAST CLEMMONS/HAMPTON RD.250	RESIDENTIAL RURAL	81
60001	KERNERSVILLE CATCHALL 1 - MF TWP, WEST & NORTHWEST, BELEWS CREEK TWP,NORTH MARTI N MILL CREEK, EAST, LOWREY CREEK, SOUTH.260	RESIDENTIAL RURAL	149
60002	KERNERSVILLE CATCHALL 2 - SOUTHEAST OF REIDSVILLE RD, NORTHEAST OF OLD HOLLOW RD 370	RESIDENTIAL RURAL	287
60003	KERNERSVILLE CATCHALL 3 - MARTIN MILL CREEK, WEST, LOWREY CREEK AND TWN OF KERN, SOUTH GUILFORD CNTY, EAST, BC TWP, NORTH.200,370	RESIDENTIAL RURAL	806
60004	KERNERSVILLE CATCHALL 4 - LOWREY CREEK, NORTH, CITY OF KERN LIMITS, EAST, MF TWP WEST, ABBOTTS CREEK TWP, SOUTH. 321	RESIDENTIAL RURAL	408
60005	KERNERSVILLE CATCHALL 5 - EAST OF OLD HOLLOW RD (NC 66), SOUTH OF VANCE ROAD 260	RESIDENTIAL RURAL	377
60006	KERNERSVILLE CATCHALL 6 - NORTH OF BUS-40/HYW 421, EAST OF PEDDYCORD RD, WEST OF PERRY RD 80,200	RESIDENTIAL RURAL	241
70001	LEWISVILLE CATCHALL 1 - U.S. HIGHWAY 421, SOUTH, YADKIN RIVER, NORTH AND WEST, VIENNA TWP, EAST. 420	RESIDENTIAL RURAL	306
70002	LEWISVILLE CATCHALL 2 - U.S. HIGHWAY 421 & VIENNA TWP, NORTH, YADKIN RIVER, SOUTH & WEST, UNNAMED CREEK, EAST. 420	RESIDENTIAL RURAL	568
70003	LEWISVILLE CATCHALL 3 - UNNAMED CREEK, WEST, VIENNA TWP, NORTH, SOUTHFORK TWP, EAST, CLEMMONS TWP, SOUTH. 420&421	RESIDENTIAL RURAL	1003
70005	LEWISVILLE CATCHALL 5 - SOUTH -TOMAHAWK CREEK, WEST-MUDDY CREEK, NORTH-HWY 421 EAST OF ARBORETOWN DR, KINNEY RD/RIDINGS RD.420,421	RESIDENTIAL RURAL	90
80001	MIDDLEFORK ONE CATCHALL 1 - EAST OF GERMANTON RD, WEST OF BAUX MOUNTAIN RD, NORTH OF OAK SUMMITT RD, SOUTH OF KAREN CIRCLE	RESIDENTIAL RURAL	135
80002	MIDDLEFORK-ONE CATCHALL 2 - BETH & SC TWPS AND MILL CREEK, NORTH, MF 2 TWP, EAST, CITY LIMITS, SOUTH, OLD TOWN TWP, WEST. 260,100	RESIDENTIAL RURAL	347

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

90001	OLD RICHMOND CATCHALL 1 - STOKES CNTY, NORTH, YADKIN CNTY, WEST, VIENNA TWP, SOUTH, NO TRUE EAST BOUNDARY.400	RESIDENTIAL RURAL	1039
90002	OLD RICHMOND CATCHALL 2 - STOKES CNTY, NORTH, BETHANIA TWP, EAST, VIENNA TWP, SOUTH, NO TRUE WEST BOUNDARY. 400	RESIDENTIAL RURAL	1178
100002	OLD TOWN CATCHALL 2 - BETH TWP, NORTH, N.C. HIGHWAY 67, SOUTHWEST, CITY OF W-S LIMITS, SOUTH & EAST, VIENNA TWP, WEST.390	RESIDENTIAL RURAL	465
100003	OLD TOWN CATCHALL 3 - VIENNA TWP, WEST, N.C. HIGHWAY 67, NORTH, CITY OF W-S LIMITS, EAST & SOUTH.	RESIDENTIAL RURAL	39
110001	SALEM CHAPEL CATCHALL 1 - EAST OF BAUX MOUNTAIN RD, WEST OF PINE HALL RD AND SOUTH OF THE STOKES COUNTY LINE 370	RESIDENTIAL RURAL	502
110002	SALEM CHAPEL CATCHALL 2 - NORTHERN PORTION OF SALEM CHAPEL TWP.	RESIDENTIAL RURAL	254
110003	SALEM CHAPEL CATCHALL 3 - SOUTHERN PORTION OF SALEM CHAPEL TWP. 370	RESIDENTIAL RURAL	486
110004	SALEM CHAPEL CATCHALL 4 - SOUTH OF STOKES COUNTY LINE, EAST OF GERMANTON RD, NORTH OF PRIDDY RD, BAUX MOUNTAIN RD	RESIDENTIAL RURAL	485
110006	SALEM CHAPEL CATCHALL 6 - WEST OF DAVIS RD, NORTH OF WESTMORELAND DR, EAST OF GERMANTON RD, SOUTH OF TESH RD 370	RESIDENTIAL RURAL	526
120001	SOUTHFORK CATCHALL 1 - SOUTHFORK CREEK, NORTH, DAVIDSON COUNTY, SOUTH & EAST, CLEMMONS TWP, WEST.	RESIDENTIAL RURAL	114
120002	SOUTHFORK CATCHALL 2 - SOUTHFORK CREEK, SOUTH, U.S. HIGHWAY 158, NORTHWEST, CITY OF WS, NORTHEAST, CLEMMONS TWP, WEST. 300	RESIDENTIAL RURAL	444
120003	SOUTHFORK CATCHALL 3 - U.S. HIGHWAY 158, SOUTH, I-40, NORTHWEST, CLEMMONS TWP WEST, CITY OF W-S, EAST.	RESIDENTIAL RURAL	253
120004	SOUTHFORK CATCHALL 4 - I-40, SOUTH, REMINDER OF SOUTHFORK TWP. 150	RESIDENTIAL RURAL	131
120005	SOUTHFORK CATCHALL 5 - EAST OF OLD SALISBURY RD, WEST OF HWY 52, NORTH OF DAVIDSON COUNTY LINE, SOUTH OF BRIDGETON RD	RESIDENTIAL RURAL	206
120006	SOUTHFORK CATCHALL 6 - SOUTH OF CLEMMONSVILLE RD WEST OF PETERS CREEK PKWY, EAST OF STRATFORD RD, NORTH OF DAVIDSON COUNTY LINE 50	RESIDENTIAL RURAL	339

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

120007	SOUTHFORK CATCHALL 7 - SOUTH OF BURKE MILL RD, WEST OF WEYMOTH RD, NORTH OF CLEMMONSVILLE RD, SOUTHEAST OF STRATFORD RD 300	RESIDENTIAL RURAL	82
130001	VIENNA CATCHALL 1 - NORTHWEST PORTION OF VIENNA TOWNSHIP. 410	RESIDENTIAL RURAL	931
130002	VIENNA CATCHALL 2 - NORTH OF HWY 421, EAST OF CONCORD RD, SOUTH OF YADKINVILLE RD	RESIDENTIAL RURAL	199
130003	VIENNA CATCHALL 3 - MUDDY CRK-EAST, WEST OF CHICKASHA & KECOUGHTAN-WEST SOUTH OF HWY 67N TO TWP LINE ON THE SOUTH 410	RESIDENTIAL RURAL	281
130004	VIENNA CATCHALL 4 - MILL CREEK, NORTH & EAST, CONRAD ROAD, WEST, LEWISVILLE TWP, SOUTH.420,421	RESIDENTIAL RURAL	265
130005	VIENNA CATCHALL 5 - NORTH OF YADKINVILLE RD, EAST OF YADKIN RIVER, SOUTH OF CROSS CREEK TRAIL, WEST OF VIENNA-DOZIER RD	RESIDENTIAL RURAL	184
130006	VIENNA CATCHALL 6 - SOUTH OF SKYLARK DR, WEST OF OLIVET CHURCH RD, NORTH OF SHALLOWFORD RD 410	RESIDENTIAL RURAL	606
190001	MIDDLEFORK-TWO CATCHALL 1 - KERN TWP, NORTH AND EAST, MF 1 TWP, NORTHWEST, CITY OF W-S LIMITS, WEST AND SOUTH.260,80,100	RESIDENTIAL RURAL	520
190002	MIDDLEFORK-TWO CATCHALL 2 - BORDERED BY MARTIN MILL CREEK, CITY OF W-S LIMITS AND KERNERSVILLE LIMITS. 80	RESIDENTIAL RURAL	65
556853	RIVERWEST - EAST AND NORTH OF WILLIAMS RD, WEST OF WESTBEND SCHOOL RD.CATCH-ALL RATE 070002.	RESIDENTIAL RURAL	44
565863	RIVERWAY - EAST OF DALTON RD; NORTH OF HWY 421 & SHALLOWFORD RD; OFF DORSE RD.	RESIDENTIAL RURAL	37
571855	BELMEADE WAY - EAST SIDE COUNTRY LN SOUTH SIDE HAUSER RD SOUTH OF 421 CATCH-ALL 70002	RESIDENTIAL RURAL	14
572843	STONEFIELD - NORTH, EAST AND SOUTH OF STYERS FERRY RD, WEST OF WOODSTOCK	RESIDENTIAL RURAL	9
574845	BELLE GROVE: STYERS FERRY RD. NORTH & SOUTH, MARBLEHEAD RD. EAST AND WILLIAMS RD. WEST	RESIDENTIAL RURAL	52
576888	RIVERBLUFF FARMS - EAST OF YADKIN RIVER, NORTH OF RIVERBRANCH LN, WEST OF VIENNA-DOZIER RD	RESIDENTIAL RURAL	19

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

579855	HERITAGE DRIVE - SOUTHEAST OF SHALLOWFORD RD, WEST OF ARROW LEAF DR CATCH-ALL RATE 130002	RESIDENTIAL RURAL	34
580830	THE ESTATES AT FAIR OAKS - NORTHWEST OF I-40; NORTHEAST OF YADKIN RIVER; SOUTH OF CENTER GROVE CHURCH RD;LASATER RD TO FAIR OAKS DRIVE.	RESIDENTIAL RURAL	110
580852	BROOK ACRES FARM - EAST OF CONCORD CHURCH RD, NORTH OF DULL RD, WEST OF LASLEY RD, SOUTH OF 421:CATCH-ALL 3.	RESIDENTIAL RURAL	55
583835	WATERFORD (WEST) - W. OF CLEMMONS, N. PEACE HAVEN RD., W. HARPERS RD. E. LASTER R. N. I-40;CATCH-ALL 050004 FOR ACREAGE TRACTS.	RESIDENTIAL RURAL	496
584858	WRIGHT ESTATES - IN LEWISVILLE, S. SHALLOWFORD RD., W. SUMMERGLEN DR. E. ESSO LN. CATCH-ALL 130004	RESIDENTIAL RURAL	44
584863	VIENNA ACRES - W. OF CITY, N. GRAPEVINE RD., S. ROBINHOOD RD. AND ON LEWISVILLE VIENNA RD. CATCH- ALL 130004	RESIDENTIAL RURAL	206
588824	CLEMMONS WEST - S. OF CLEMMONS, W. MIDDLEBROOK DR., N. IDOLS RD.,	RESIDENTIAL RURAL	901
588852	LEWISVILLE PLACE - W COUNTY; ON LEWISVILLE- CLEMMONS RD CATCH-ALL 070005	RESIDENTIAL RURAL	63
594828	ARDEN ACRES, FOREST, PARK & M.V.BLACKBUR - E CLEMMONS VILLAGE; BOTH SIDES OF HAMPTON DR	RESIDENTIAL RURAL	217
594869	SAXON PLACE 3/18/92 - W. OF CITY, N. ROBINHOOD RD., S. TOMAHAWK RD. W. OLIVE T CHURCH RD. LAND RATES FROM 130003 B14	RESIDENTIAL RURAL	86
595875	SALEM WEST - W. OF CITY, S. YAKINVILLE RD., E. OLIVET CHURCH RD., N. ROBINHOOD RD., W. SPICEWOOD DR. RATES FR 130003	RESIDENTIAL RURAL	120
596888	DAVBOW PARK (90002-7700) - N W COUNTY; BOUNDED BY HWY #67 (REYNOLDA RD), SEWARD RD, WARNER RD	RESIDENTIAL RURAL	108
597868		RESIDENTIAL RURAL	97
598866	FLEETWOOD CIRCLE/ROBINHOOD RD - SOUTH OF HILLTOP DR, NORTH OF CENTURY OAKS LN, EAST OF OLIVET CHURCH RD	RESIDENTIAL RURAL	103

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

598902	HAWKS NEST - NW ON HWY 67,RT ON TOBACCOVILLE RD,RT ON DORAL DR, RT ON DORAL COURT,ACROSS FRM GRIFFIN RD.	RESIDENTIAL RURAL	27
599818	BRIDGE POINTE/GRAYCLIFF - SE OF CLEMMONS, ON FRYE BRIDGE RD., E. HAMPTON RD.	RESIDENTIAL RURAL	167
600823	RIVERGATE - NORTH SIDE LOOP RD 0.71 MILES OFF COOPER RD	RESIDENTIAL RURAL	289
600835	PLOUGHBOY LANE - SOUTHWEST OF JONESTOWN RD, EAST OF KINNAMON RD, NORTH WEST OF STRATFORD RD 120003	RESIDENTIAL RURAL	56
601880	GRANDVIEW PLACE - OLD GRANDVIEW COUNTRY CLUB & GOLF COURSE	RESIDENTIAL RURAL	254
606889	LASH HEIGHTS (90002-7700) - BETHANIA R6	RESIDENTIAL RURAL	157
608883	OLDE PROVIDENCE - W. CITY, S. SHATTALON DR.,W. BRADFORD CT.,E. REYNOLDA RD.	RESIDENTIAL RURAL	114
608893	WEDGEWOOD (90002-7700) - NW OF CITY, S. HIGHCLIFFE RD., W. MURRAY RD., E. KING RD., N. BETHANIA-RUAL HALL RD.	RESIDENTIAL RURAL	266
609890	MALLARD LAKES (100002-8200) - NW OF CITY, N. WALKER RD., E. BETHANIA-RUAL HALL RD., W. MURRAY RD.	RESIDENTIAL RURAL	147
612887	MORAVIAN FOREST - W OF CITY, N. SHATTALON DR., W. MURRAY RD., S. WALKER RD. (ACRE PRICE SHOULD BE \$8200 LIKE CATCHALL 100002)	RESIDENTIAL RURAL	451
613827	GLEN HILL RD/VELYN DR - SOUTH OF FRATERNITY CHURCH RD, WEST OF EBERT RD, NORTH OF THE DAVIDSON COUNTY LINE, EAST OF WOODLAKE RD	RESIDENTIAL RURAL	35
614839	ALEXANDER COURT/HAMPTONSTEAD - S W COUNTY; BOUNDED BY GRIFFITH RD, HAMPTON RD	RESIDENTIAL RURAL	72
615893	SWINKS ACRES/ABBINGTON FOREST - N. OF CITY, W. ZIGLER RD., S. HWY. 65, E. MURRAY RD. (100002-8200)	RESIDENTIAL RURAL	197
615900	BERKLEY FOREST/HOLIDAY HEIGHTS/WOODRUN - N COUNTY; BETWEEN HWY #52 N & BETHANIA-RURAL HALL RD (NGHD. INCLUDES DRIFTWOOD ESTATES ALSO)	RESIDENTIAL RURAL	145
616822	MCIVER FARMS SEC 1A/RIERSON FARM - ON NORTH SIDE OF FRIEDBURG CHURCH RD NEAR CO LINE, ON BECKEL RD, EAST OF EBERT ST	RESIDENTIAL RURAL	257
617825	GLENSHIRE - SW COUNTY; OFF DARWICK RD	RESIDENTIAL RURAL	325

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

617883	META BREEZE ESTATES (100002-8200) - NW CITY, W. BETHANIA STATION RD., E. BETHABARA RD., S. WALKER RD.	RESIDENTIAL RURAL	185
617911	PETREE LAKE (030001-4800) - N. & E. OLD 52, S. TATE RD.	RESIDENTIAL RURAL	16
621825	SAPONI VILLAGE - SOUTH ON OLD SALISBURY RD; RIGHT ON DARWICK RD; 8/10 MILE TO SAPONI VILLAGE TL ON LEFT.	RESIDENTIAL RURAL	281
621899	OPAL & SUNSET DR (030003-7100) - N COUNTY;BOUNDED BY UNIVERSITY PARKWAY, SOUTHERN R/R RWY	RESIDENTIAL RURAL	44
622828	DARWICK ESTATES - S. OF CITY, W. OLD SALISBURY RD.,N. DARWICK RD., S. OF PARAGON DR. 120002	RESIDENTIAL RURAL	144
622833	KARMEL HILL - SOUTH CITY; BOUNDED BY W CLEMMONSVILLE RD, OLD SALISBURY RD, POPE RD 120006	RESIDENTIAL RURAL	326
622904	GARLAND O. HOLMES CONSTRUCTION - EAST END WALL STREET NORTH ON STOLTZ STREET PART OF HOLMES DR AND ON BLEMHIEM CT	RESIDENTIAL RURAL	35
624825	RIDGEMEADOW DRIVE - WEST OF OLD SALISBURY RD, SOUTH OF DARWICK RD, NORTH OF GREENHOUSE RD	RESIDENTIAL RURAL	26
624839	TATUM ACRES - NORTH OF ARDMORE RD; SOUTH OF WEST GYRO DR 120006	RESIDENTIAL RURAL	93
625893	CLAYTON ACRES (30004-9000) - BETHANIA; BOUNDED BY HOLLY RIDGE TO THE EAST, STANLEY- VILLE DR IS WEST, NOEL DR IS SOUTH & SHELLHARBOR IS N.	RESIDENTIAL RURAL	200
628899	BRENTWOOD PARK - ON EAST SIDE OF STANLEYVILLE DR. WEST OF NC HY 8 NORTH OF NC HWY 66, SOUTH OF REDWINE DR IN STANLEYVILLE AREA	RESIDENTIAL RURAL	151
630890	PINEBROOK COUNTRY CLUB (03000-10000) - N COUNTY; BOUNDED BY GERMANTON RD (HWY #8), OLD HOLLOW RD (HWY #66)	RESIDENTIAL RURAL	125
630898	PINEBROOK VALLEY (030005-10000) - SE BETHANIA; BOUNDED BY GERMANTON RD.TO THE EAST, PHELPS CR.IS SOUTH & STANLEYVILLE DR IS WEST.	RESIDENTIAL RURAL	126
631820	HIDDEN CREEK - NC HWY 150 SOUTH TO HICKORY TREE RD, ON NORTH SIDE OF HICKORY TREE RD, LEFT ON HIDDEN CREEK RD NEAR PAYNE RD	RESIDENTIAL RURAL	112

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

631910	CHESTNUT TRAILS/EMORYWOOD PARK - N COUNTY; ON GERMANTOWN RD (HWY #8) (030002-9000)	RESIDENTIAL RURAL	150
634892	SANDHILL DRIVE - NORTH OF HWY 66, EAST OF PROVIDENCE CHURCH RD	RESIDENTIAL RURAL	29
638883	COX HOMES - NE OF CITY, N. PLEASANT AVE., E. OLD RUAL HALL RD., S. OLD HOLLOW RD., W. BAUX MOUNTAIN RD. 80001	RESIDENTIAL RURAL	169
638888	EASTWOOD EST - N COUNTY; OFF BAUX MOUNTAIN RD 110006	RESIDENTIAL RURAL	77
640824	BECKERDITE-STEWART RD/STILLETTO RD - EAST OF HWY 52, ON NORTH SIDE OF JONES RD (040001)	RESIDENTIAL RURAL	19
640829	OLD LEXINGTON RD/BARNES RD - WEST OF OLD LEXINGTON RD, EAST OF MAE-LEN DR (040001)	RESIDENTIAL RURAL	24
640883	WHITE ROCK HEIGHTS (80002-6800) - NE OF CITY, N. OLD WALKERTOWN RD., E. PINEVIEW DR., S. OAK HOLLOW RD., W. BURDETTE DR. (100)	RESIDENTIAL RURAL	413
645888	REMINGTON RIDGE - SALEM CHAPEL; BOUNDED BY DAVIS RD TO THE EAST,BAUX MTN RD IS WEST,OLD HOLLOW RD IS SOUTH,& POGO RD IS NORTH.	RESIDENTIAL RURAL	56
646845	BURGOYNE COURT - SOUTH OF SPRAUGE ST.	RESIDENTIAL RURAL	27
646914	KIGER ROAD/BAUX MOUNTAIN ROAD - SOUTH OF STOKES COUNTY LINE, WEST OF JAH RD 110004 RATES USED 110004	RESIDENTIAL RURAL	64
647870	BEESON DAIRY/PARRISH RD - BEESON DAIRY RD AT PARRISH RD, SOUTH & EAST OF NEW WALKERTOWN RD, NORTH OF CARLOS RD 190001	RESIDENTIAL RURAL	43
648877	NORTH OAKS - NE OF CITY, N. NEW WALKERTOWN RD., E. OAK RIDGE DR., S OLD WALKERTOWN RD. W. WILLISTON RD. 190001	RESIDENTIAL RURAL	211
652833	FURMAN REID - N. DAVIDSON COUNTY, E. UNION CROSS RD., S. THOMASVILLE RD., W. SOUTHLAND AVE. (040001)	RESIDENTIAL RURAL	55
652884	JOSE RUIZ: RUIZ LN. NO., OLD HOLLOW RD. EAST, OLD WALKERTOWN RD. SO, AND MCGEE RD. WEST	RESIDENTIAL RURAL	7
652888	SHELTON RIDGE - SALEM CHAPEL; BOUNDED BY CAMP BETTY HASTINGS DR TO THE EAST & NORTH, POGO RD IS WEST, & AMY LN IS SOUTH.	RESIDENTIAL RURAL	24

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

654872	WILLISTON - N. BREVARD ST., E. NEW WALKERTOWN RD., S. CONEBURY LN. W. WILLISTON RD. 190001	RESIDENTIAL RURAL	65
654884	EAST OF MCGEE RD - N E COUNTY; BOUNDED BY MCGEE RD, OLD WALKERTOWN RD 110003	RESIDENTIAL RURAL	136
655833	DEVOE ROAD - NORTH OF THOMASVILLE RD, ALONG DEVOE RD	RESIDENTIAL RURAL	32
655871	MARI-DELL ACRES - N. TRANQUILL AVE., E. & ON HWY 158, S. OLD BLEWS CREEK RD., W. STANLEY CT.	RESIDENTIAL RURAL	33
656839	E.H.WOOD\J.H.FLYNN PROPERTY - B'BAY;BOUNDED BY UNION CROSS RD TO THE SOUTH,HWY 311 IS NORTH,RIDGEWOOD RD IS WEST & WINTER HUE IS EAST.	RESIDENTIAL RURAL	20
657869	WHITLAND ACRES (190002-7800) - N. STANLEY DR., E. HWY 158, S. OLD BLEWS CREEK RD., W. WALKERTOWN-GUTHRIE RD.	RESIDENTIAL RURAL	31
660834	LAKEVIEW ESTATES - N. GUMTREE RD., E. SAWMILL RD., S. UNION CROSS RD., W. PEBBLE LN. (320) (010003)	RESIDENTIAL RURAL	9
663895	JOE MILES & R. DON CAIN PROP - N E COUNTY; ON PINE HALL RD. CATCHALL RATE = 110002	RESIDENTIAL RURAL	258
665895	FLDDBROOK ACRES/MEADOWGLEN EST - N E COUNTY; ON PINE HALL RD 20002	RESIDENTIAL RURAL	134
668890	RIVER RUN/WOODMERE (060002-8600) - NEIGHBORHOOD IS BOUNDED BY BELEWS CREEK RD TO THE EAST AND SOUTH, WEST BELEWS CREEK TO THE WEST AND NORTH	RESIDENTIAL RURAL	89
676898	BLACKBERRY RIDGE - WEST SIDE BELEWS CREEK RD 3000 FEET PAST OAKVIEW RD	RESIDENTIAL RURAL	25
679850	OLD SALEM ROAD/I-40 - SOUTHEAST OF NEW I-40 AT INTERSECTION OF OLD SALEM RD (ACRE PRICE LESS THAN 010002)	RESIDENTIAL RURAL	70
679854	WILLARD ESTATES - S. KERNERSVILLE, N. SALEM RD., E. GREENWOOD RD., S. CHERYL DR., W. HWY 66	RESIDENTIAL RURAL	124
687894	DEER PATH PH3: FULTON LN. NORTH, GOODWILL CH. RD. EAST, DEER PATH LN. SOUTH, & REIDSVILLE RD. WEST.	RESIDENTIAL RURAL	18
689839	CANTERBURY - NW HIGHPOINT, N. NEW 311, E. HWY. 66, S. SANDY RIDGE RD., W. GUILFORD COUNTY LINE	RESIDENTIAL RURAL	415
690835	MCNEILL HOMES - N. NEW 311, E. UNION CROSS RD..W. GUILFORD COUNTY LINE & ON HWY 66	RESIDENTIAL RURAL	98

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

691879	BETHEL CHURCH ROAD/WARREN ROAD - SOUTH OF WARREN ROAD, WEST OF BETHEL CHURCH RD, AT GLENN CROSS DR & MCCOLLUM LN,9K USED/CATH. 3	RESIDENTIAL RURAL	30
692855	SOUTHWOOD (SOUTH) - E. KERNERSVILLE, N. TWIN CREEK RD., E. MACEY GROVE RD. W. GUILFORD COUNTY (010004)	RESIDENTIAL RURAL	25
692911	CROSSING CREEK - AROUND BELEWS LAKE 20005 RATES USED	RESIDENTIAL RURAL	21
557847	WINDING OAKS - ON NE SIDE OF WILLIAMS RD, APPROX. 2000 FT FROM INTER- SECTION OF DOUBLE SPRINGS RD ON WEST SIDE OF COUNTY	RESIDENTIAL URBAN	10
558851	WEATHERFORD SEC 1 - WEST ON US 421 TO LEWISVILLE EXIT, SOUTH ON WILLIAMS RD TO DOUBLE SPRINGS RD, E. OF SHALLOWFORD RD.070002	RESIDENTIAL URBAN	39
561856	BRITTINGTON - W COUNTY;ON SHALLOWFORD AT SCOTT RD CATCH-ALL RATE FROM 070002.	RESIDENTIAL URBAN	14
563855	NANZETTA - US 421 WEST THEN SOUTH ON SHALLOWFORD RD TO NANZETTA WAY WEST OF SLATER RD AND EAST OF STRUPE RD	RESIDENTIAL URBAN	41
568850	HEATHERWOOD - W. OF CITY, N. WILLIAMS RD., W. CONCORD CHURCH RD. S. HWY 421. CATCH-ALL RATE FROM 070002.	RESIDENTIAL URBAN	49
568857	MONTRACHET - SO.WEST OF HWY 421 & SHALLOWFORD RD; NO. WEST OF HAUSER RD; EAST OF SLATER RD. CATCHALL 70002	RESIDENTIAL URBAN	33
569853	DOUBLE CREEK - SOUTHEAST OF HAUSER RD, NORTHWEST OF WILLIAMS RD, SOUTH OF HWY 421. CATCH-ALL 70002	RESIDENTIAL URBAN	38
572860	LISSARA - NORTH SIDE OF SHALLOWFORD ROAD BETWEEN PILOT RIDGE RD AND PLEMMONS RD	RESIDENTIAL URBAN	165
573859	PLEMMONS/HAUSER RD - NORTH OF HWY 421, EAST OF PILOT RIDGE RD, WEST OF CONCORD RD; CATCH-ALL 070001	RESIDENTIAL URBAN	37
574836	GREAT MEADOWS (OFF ELLIS RD) - SOUTH OF ELLIS RD, WEST OF CENTER GROVE CHURCH RD, EAST OF YADKIN RIVER;CATCH-ALL RATE 070003.	RESIDENTIAL URBAN	15
574843	BERKSHIRE - W. OF CITY, N. STYERS FERRY RD., W. LASLEY RD. S. I-40 CATCH-ALL RATE FROM 070003.	RESIDENTIAL URBAN	41
574847	DREAMWOOD ACRES - W. OF CITY, N. STYERS FERRY RD., S. CONCORD CHURCH RD.	RESIDENTIAL URBAN	17

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

574849	SHANGRI-LA - W. OF CITY, N. CONCORD CHURCH RD., S. I-40, W. STYERS FERRY R.	RESIDENTIAL URBAN	19
574853	LEWISVILLE TRAILS - W. OF CITY, S. WILLIAMS RD., W. DOUBS RD., E. CONCORD CHURCH RD. CATCH-ALL 070002 ACREAGE RATE USED.	RESIDENTIAL URBAN	143
574870	SATTSGATE FARM - W COUNTY; @ INTERSECTION OF YADKINVILLE RD & CONRAD RD	RESIDENTIAL URBAN	53
575843	MILBURN - NORTH SIDE STYERS FERRY RD 1.1 MILES WEST OF LASITER RD	RESIDENTIAL URBAN	52
575865	GRAPEWOOD - W COUNTY; ON GRAPEVINE RD	RESIDENTIAL URBAN	48
576847	RUNNYMEDE - W. OF CITY, ON CONCORD CHURCH RD., S. DULL RD. CATCH-ALL RATE FROM 070003	RESIDENTIAL URBAN	290
576850	BROOK FOREST - STYERS FERRY TO CONCORD CHURCH RD.SITE WILL BE ON LEFT ON BROOK FOREST DR.DULL RD WILL BE ON RIGHT	RESIDENTIAL URBAN	32
576854	MELVILLE ESTATES - W. OF CITY, S. WILLIAMS RD., W. CONCORD CHURCH RD., E. LEWISVILLE TRAILS RD.	RESIDENTIAL URBAN	43
577860	TUSCANY - WEST ON US 421 TO WILLIAMS RD, NORTH ON WILLIAMS TO SHALLOWFORD RD, TUSCANY DR ON NORTH SIDE OF ROAD	RESIDENTIAL URBAN	27
577863	OAK HAVEN - W. OF CITY, W. GRAPEVINE RD., S. CONRAD SAWMILL RD., N ALLSPICE CT.CATCH-ALL RATE FROM 130002.	RESIDENTIAL URBAN	34
578835	LOIRE VALLEY - W. OF CLEMMONS, W. LASATER RD., S. PEACE HAVEN RD. N. RIVERMONT R.	RESIDENTIAL URBAN	35
578858	SHALLOWFORD FOREST - IN LEWISVILLE, N. SHALLOWFORD RD., W. NORTH ST., E. CONRAD RD.CATCH-ALL 070001	RESIDENTIAL URBAN	194
578862	SEDGEWICK - N. OF DEVEROW CT. W. OF GRAPEVINE RD. S. OF AMBER FOREST LN.CATCH-ALL 130002 RATE USED ON ACREAGE.	RESIDENTIAL URBAN	49
578865	BEECH FOREST - W COUNTY; ON CONRAD-SAWMILL RD	RESIDENTIAL URBAN	34
578879	ROBINHOOD WEST PHASE 1 - W. COUNTY: ON YADKINVILLE RD: BETWEEN CONRAD SAWMILL RD. AND CONRAD RD.	RESIDENTIAL URBAN	82
578884	RIVERWOOD - W N W COUNTY; ON RIVER RIDGE RD	RESIDENTIAL URBAN	17

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

579841	CENTER GROVE PLACE - SW ON STYERS FERRY RD TO LASATER RD, RIGHT ON CENTER GROVE CHURCH RD TO CENTERGROVE PLACE DR.CATCHALL 70003	RESIDENTIAL URBAN	20
579843	STYERS CROSSING - NORTH ON LASATER RD, LEFT ON STYERS FERRY RD. ABOUT 2000 FT TO STYERS CROSSING LN. ON THE LEFT	RESIDENTIAL URBAN	16
579859	EAGLEWOOD - IN LEWISVILLE, N. BROOKSIDE DR., E. PEPPERRIDGE RD., W NORTH ST.	RESIDENTIAL URBAN	18
579869	CONRAD FARM: YADKINVILLE RD. NORTH, CONRAD SAWMILL RD. EAST, GRAPEVINE RD. SOUTH, & BENWICKE DR. WEST	RESIDENTIAL URBAN	53
579912	HERITAGE VILLAGE - N W COUNTY; ON SPAINHOUR MILL RD	RESIDENTIAL URBAN	62
580833	WHITMORE PLACE - WEST OF NORTH LAKESHORE DR NEAR LASATER LAKE, NORTH OF I-40	RESIDENTIAL URBAN	54
580838	BARTLETT BLUFF: RHINEHART LN NORTH, CURRAGHMORE RD EAST, ROSSMORE RD SOUTH AND LASATER RD WEST	RESIDENTIAL URBAN	32
580855	ARROW LEAF DRIVE - SOUTHEAST OF SHALLOWFORD RD, WEST OF LEWISVILLE-CLEMMO NORTHEAST OF HWY 421. CATCH-ALL 130002	RESIDENTIAL URBAN	25
580858	SHADY ACRES - IN LEWISVILLE, ON NORTH ST., N. SHALLOWFORD R., W. STY ERS ST. E. BROOKSIDE DR.CATCH-ALL 130004 RATE-ACREAGE	RESIDENTIAL URBAN	39
581833	MEADOW GLEN - OFF OF PEACEHAVEN RD BETWEEN N LAKESHORE RD & LASATER RD.LEFT ON MEADOW GLEN DR	RESIDENTIAL URBAN	141
581857	CONRAD CIRCLE - SOUTHEAST OF SHALLOWFORD RD, NORTHEAST OF LEWISVILLE- CLEMMONS RD, WEST OF OAK GROVE AVE. CATCH-ALL 130004	RESIDENTIAL URBAN	20
581858	STYERS HOMES - IN LEWISVILLE, N. SHALLOWFORD R., E. NORTH ST., W. LEWISVILLE VIENNA RD., AND ON STYERS ST.	RESIDENTIAL URBAN	37
581898	RIDGE ROAD COURT - NORTHEAST OF REYNOLDA RD, SOUTH OF WALL RD	RESIDENTIAL URBAN	22
582832	MEADOWBROOK - W. CLEMMONS, S. PEACE HAVEN RD., W. HARPER RD., N. FAI R OAKS DR. & ON LASATER RD.CATCH-ALL 050004	RESIDENTIAL URBAN	374

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

582850	LASLEY FOREST - W. LASLEY RD;S. NEW HWY 421; E. WILLIAMS RD.	RESIDENTIAL URBAN	27
582862	SHALLOWFORD LAKES - W. OF CITY, E. GRAPEVINE, N. SHALLOWFORD RD. S. FRANKLIN RD.CATCH-ALL 130002	RESIDENTIAL URBAN	290
582864	WELLESLEY PLACE SEC 1 - LEWISVILLE-VIENNA RD. LEFT ON FRANKLIN RD. PAST MEADOW LAKE DR. TO LAUREL CREEK DR ON RIGHT.CATCH-ALL 130006	RESIDENTIAL URBAN	227
582867	COUNTRY SIDE ACRES - W COUNTY; OFF CONRAD-SAWMILL RD	RESIDENTIAL URBAN	38
582869	MANOA MANOR - W COUNTY; BOUNDED BY YADKINVILLE RD & ROBINHOOD RD	RESIDENTIAL URBAN	73
582876	RIVER RIDGE RUN - W N W COUNTY; @ INTERSECTION OF RIVER RIDGE RD & VIENNA-DOZIER RD	RESIDENTIAL URBAN	32
584835	GLENBURN (WEST) - W. OF CLEMMONS, N. PEACE HAVEN RD., W. HARPERS RD. E. LASATER RD. S. BULLARD RD.	RESIDENTIAL URBAN	67
584841	BURKE FARM ESTATES - NW OF CLEMMONS, S. BULLARD RD. W. HARPERS RD., N. PEACE HAVEN RD. CATCH-ALL 070003	RESIDENTIAL URBAN	61
584846	ASH GROVE: STYERS FERRY RD. TO THE NORTH, HARPER RD. TO THE EAST, BULLARD RD. TO THE SOUTH AND LASATER RD. TO THE WEST.	RESIDENTIAL URBAN	11
584848	CRESCENT MEADOW - N ON HWY 421 TO LEW-CLEM RD EXIT,GO S ON LEW-CLEM RD, W ON STYERS FERRY RD,SITE ACROSS FRM REYNOLDS RD.70003	RESIDENTIAL URBAN	13
584853	LEWISVILLE ACRES/REYNODALE EST/RENWOOD - W COUNTY; BOUNDED BY HWY 421, LEWISVILLE-CLEMMONS RD CATCH-ALL 130004	RESIDENTIAL URBAN	191
584869	BEROTH HEIGHTS - WEST OF LEWISVILLE-VIENNA RD, NORTH OF ROBINHOOD RD, SOUTH OF BEROTH CIRCLE	RESIDENTIAL URBAN	68
584871	VIENNA WOODS - W COUNTY; AT INTERSECTION OF GLENN FERRY & YADKIN- VILLE ROADS	RESIDENTIAL URBAN	44
584874	RANDOM WOODS - W N W COUNTY; ON RIVER RIDGE RD	RESIDENTIAL URBAN	22
584898	67 MANOR - NORTH OF REYNOLDA RD, SOUTHEAST OF RIDGE RD, WEST OF RICHMOND DR.	RESIDENTIAL URBAN	36
585816	IDOLS ACRES - PEGGY DRIVE, FOXPAK DRIVE, IDOLS ROAD EAST BOUNDARY.	RESIDENTIAL URBAN	43

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

585834	WATERFORD (EAST) - W. OF CLEMMONS, S. PEACE HAVEN RD., W. HARPER RD. E. LASATER RD N. I-40; CATCH-ALL 050003	RESIDENTIAL URBAN	158
585836	CAMBRIA PLACE - ON WEST SIDE OF SOUTH PEACE HAVEN RD EAST OF WATERFORD WEST OF HARPER RD NORTH OF I-40	RESIDENTIAL URBAN	43
585837	CHERRYWOOD LAKE - WEST ON PEACE HAVEN RD PAST LEWISVILLE-CLEMMONS RD AND PAST HARPER RD. CHERRYWOOD DR ON RIGHT.	RESIDENTIAL URBAN	28
585847	CARTER' GROVE - EAST OF HARPER RD, SOUTH OF STYERS FERRY RD ON BLAKLEY WAY LN	RESIDENTIAL URBAN	13
585849	WESTLAND PARK - W. OF CITY, S. I-40, W. LEWISVILLE CLEMMONS RD., E. TUCKER RD.,N. HARPER RD. CATCH-ALL 070003	RESIDENTIAL URBAN	134
585855	SEQUOIA PLACE - W COUNTY; ON LEWISVILLE-CLEMMONS RD CATCH-ALL 130004	RESIDENTIAL URBAN	523
585879	HUNTERS TRACE WEST - W N W COUNTY; ON SKYLARK RD RATES FROM 130001	RESIDENTIAL URBAN	104
585880	HUNTERS TRACE EAST - W N W COUNTY; ON SKYLARK RD	RESIDENTIAL URBAN	37
586841	HARPER'S CROSSING - EAST OF HARPER RD, NORTH OF PINESIDE DR, SOUTH OF BLAKELY WAY LN, HARPERS CROSSING LN/HARPERS RIDGE RD	RESIDENTIAL URBAN	17
586853	CRAFTON CREEK - ON SOUTH SIDE OF LEWISVILLE-CLEMMONS RD ACROSS FROM SEQUOIA VILLAGE SUBDIV. NORTH OF US 421	RESIDENTIAL URBAN	49
586862	WINDHAM FARM - EAST SIDE OF LEWISVILLE-VIENNA RD., SOUTH OF FRANKLIN RD., ADJ. TO SHAMROCK COUNTRY ESTATES	RESIDENTIAL URBAN	17
586864	DEXTER/MARSHALL ROAD - EAST OF LEWISVILLE-VIENNA RD, SOUTH OF BARKWOOD DR, NORTH OF POPLAR RIDGE RD. CATCH-ALL 130006.	RESIDENTIAL URBAN	37
586865	BARKWOOD DRIVE - EAST OF LEWISVILLE-VIENNA RD, NORTH OF DEXTER DR SOUTH OF ROBINHOOD RD	RESIDENTIAL URBAN	20
586868	ROBINHOOD TRACE - W COUNTY; ON LEWISVILLE-VIENNA RD	RESIDENTIAL URBAN	61
586870	OLDE FIELDS - EAST OF LEWISVILLE-VIENNA RD SOUTH OF VIENNA FORREST D	RESIDENTIAL URBAN	58
586871	VIENNA FOREST - SOUTH OF YADKINVILLE RD, WEST OF CHICKASHA DR, NORTH OF ROBINHOOD RD	RESIDENTIAL URBAN	54

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

587827	TANGLEWOOD ESTATES - S. HWY 158, E. TANGLEWOOD PARK, W. CLINARD RD.	RESIDENTIAL URBAN	45
587828	CARRIAGEBROOK - ASBURY PLACE - HIGHWAY 158	RESIDENTIAL URBAN	194
587836	GLENBURN - NW OF CLEMMONS, S. PEACEHEAVEN RD., W. HARPERS RD. N. I-40; CATCH-ALL 070003	RESIDENTIAL URBAN	134
587843	FOREST RIDGE - W S W COUNTY; OFF LEWISVILLE-CLEMMONS RD END OF AUGUST DR CATCH-ALL 070003	RESIDENTIAL URBAN	91
587847	KENBRIDGE MANOR - W S W COUNTY; OFF LEWISVILLE-CLEMMONS RD ACROSS FROM WEST FORSYTH SR HIGH SCHOOL/CATCH-ALL 070003	RESIDENTIAL URBAN	65
587851	FOUNTAIN BROOK - NORTH OF US HWY 421;NORTHWEST OF STYERS FERRY RD; OFF LEWISVILLE-CLEMMONS RD.	RESIDENTIAL URBAN	32
587857	SUMMERGLEN - W COUNTY; ON SHALLOWFORD RD	RESIDENTIAL URBAN	33
588815	BRAEBURN PLACE - MIDDLEBROOK DR TO IDOLS RD. SOUTH ON IDOLS RD, WEST ON DOCK DAVIS RD. SITE IS ON THE LEFT.	RESIDENTIAL URBAN	11
588830	MEADOWBROOK-SOUTH - W. OF CLEMMONS, S. I-40,N. HWY-158, W. MIDDLEBROOK DR. E. TANGLEBROOK PARK.	RESIDENTIAL URBAN	329
588854	ARBOR RUN - W COUNTY; OFF LEWISVILLE-CLEMMONS RD	RESIDENTIAL URBAN	239
588856	SADDLEBROOK - S. SHALLOWFORD RD. W. SHADY BROOK RD.	RESIDENTIAL URBAN	189
588860	SHAMROCK COUNTRY ESTATES - W COUNTY; ON SHALLOWFORD RD CATCH-ALL 130004	RESIDENTIAL URBAN	65
588864	ASHMONT FOREST - W. COUNTY; END OF POPLARIDGE RD.	RESIDENTIAL URBAN	30
589813	SALEM GLEN/GLENMOOR VILLAGE - SOUTH OFF US 158, HAMPTON RD TO DOCK DAVIS RD, LEFT ON GLEN DAY DR, ON SALEM GLEN GOLF COURSE ON COUNTY LINE	RESIDENTIAL URBAN	208
589827	THE OAKS OF CLEMMONS WEST - S. HWY 158, W. MIDDLEBROOK DR. E. CLINARD RD. & ON TANGLE OAK DR.	RESIDENTIAL URBAN	25
589828	WARREN'S GATE - SOUTH SIDE CLEMMONS RD 1700 FEET WEST OF LEWISVILLE CLEMMONS RD	RESIDENTIAL URBAN	42

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

589829	CLEMMONS/DAVID/CLINARD - N. AND S. CLEMMONS RD.; E. OF CLEMMONS RD.; E. AND W. OF DAVID RD.	RESIDENTIAL URBAN	46
589837	VILLAGE CLUB - PEACE HAVEN RD, APPROX. 500' WEST OF LEWISVILLE- CLEMMONS RD., ON NORTH SIDE OF PEACE HAVEN RD	RESIDENTIAL URBAN	50
589844	WESTCHESTER/WESTERLY FOREST - W S W COUNTY; ADJACENT TO AND ACROSS FROM WEST FORSYTH SENIOR HIGH SCHOOL	RESIDENTIAL URBAN	193
589856	CARRINGTON - ACCESS FROM APPLEWOOD DR SOUTH OF SHALLOWFORD RD 1500 FEET WEST OF STYERS FERRY RD	RESIDENTIAL URBAN	32
589867	FAIRFIELD OAKS - W. OF CITY, N. ROBINHOOD RD., S. YADKINVILLE RD., W. CHICKASHA RD.	RESIDENTIAL URBAN	158
589873	LANKWOOD - SOUTH OF YADKINVILLE RD, WEST OF CHICKASHA DR	RESIDENTIAL URBAN	25
589875	WELLSPRINGS - ON NORTH SIDE OF YADKINVILLE RD AT INTERSECTION OF CHICKASHA RD, WEST OF KECOUGHTON RD	RESIDENTIAL URBAN	35
589912	THE MEADOWS/FIELDSTONE 3/19/92 - N W COUNTY;ON SPAINHOUR MILL RD (90002-7700) B14	RESIDENTIAL URBAN	115
590821	CLEMMONS WEST, (SOUTHERN SECTION) - S, OF CLEMMONS, W. MIDDLEBROOK DR., N. IDOLS RD. E. OF TANGLEBROOK TL.	RESIDENTIAL URBAN	43
590823	MEADOWS EDGE - ON WEST SIDE OF MIDDLEBROOK DR, SOUTH OF US 158, AT INTERSECTION OF BICKERSTAFF RD AT CLEMMONS WEST	RESIDENTIAL URBAN	25
590840	CLEMMONS CROSSING - WEST ON PEACE HAVEN RD,RIGHT ON KNOB HILL DR, LEFT ON BOYER DR	RESIDENTIAL URBAN	49
590849	LAKE COTTAGE - EAST OF LEWISVILLE-CLEMMONS RD, NORTH OF HOLDER RD, WEST OF KENWALT DR (PVT), SOUTH OF HWY 421. CA 70003	RESIDENTIAL URBAN	19
590855	BRADFORD PLACE - S. SHALLOWFORD RD; E. APPLEWOOD DR; W. JEANNINE DR. N. LEWISVILLE-CLEMMONS RD.	RESIDENTIAL URBAN	96
590865	CUTTER CREEK - WCOUNTY; ON ROBINHOOD RD	RESIDENTIAL URBAN	38
590869	VIENNA ESTATES: YADKINVILLE RD. NORTH, OLIVET CHURCH RD. EAST, ROBINHOOD RD. SOUTH & LEWISVILLE-VIENNA RD. WEST	RESIDENTIAL URBAN	10

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

591826	DOUBLEGATE - WEST SIDE OF MIDDLEBROOK DR, SOUTH OF U.S. 158, NORTH OF GREENBROOK DR	RESIDENTIAL URBAN	47
591827	VENN CLEMMONS - EAST OF MIDDLEBROOK DR, NORTH OF IDOLS RD, SOUTH OF CLEMMONS RD, WEST OF HAMPTON RD	RESIDENTIAL URBAN	41
591828	MIDDLEBROOK/VILLAGE BROOK - 158 AND MIDDLEBROOK DRIVE	RESIDENTIAL URBAN	63
591839	CLEMMONS COVE/PARKHURST - N CLEMMONS VILLAGE; @ INTERSECTION OF PEACE HAVEN RD & KNOB HILL DR CATCH-ALL 070003	RESIDENTIAL URBAN	203
591843	SPRINGFIELD VILLAGE - EAST OF LEWISVILLE-CLEMMONS RD, SOUTH OF HOLDER RD ON TO HARPER SPRING DR TO SPRINGFIELD FARM RD. CA 70003	RESIDENTIAL URBAN	157
591849	WINDSOR WEST CLUSTERS - LEWISVILLE; BOUNDED BY 421 TO THE NORTH, LEW-CLEM RD TO THE WEST, & MARTY LN TO THE SOUTH,& FERGUSON DR	RESIDENTIAL URBAN	38
591878	HARRELL ESTATES - NW OF CITY, S. SKYLARK RD., N. YADKINVILLE R., W. HWY 65 E. VIENNA DOZER RD.	RESIDENTIAL URBAN	206
591886	BALSOM MEADOWS - N W COUNTY; ON BALSOM RD	RESIDENTIAL URBAN	25
591904	FERN CREEK (90002-7700) - ON WEST SIDE OF TOBACCOVILLE RD, N OF BOLING SPRINGS RD, SOUTH OF RIDGE RD, INTERSECTION OF REID RD	RESIDENTIAL URBAN	11
592822	BLUESTONE: N IDOLS ROAD, W HAMPTON ROAD, E MIDDLEBROOK, S 158	RESIDENTIAL URBAN	59
592848	OVERBROOK - W S W COUNTY; BOUNDED BY MARTY LANE & FERGUSON DRIVE	RESIDENTIAL URBAN	31
592850	LEWISBURG POINTE - S.HWY 421; N. MARTY LN; E.LAKE COTTAGE RD;W.FERGUSON DR.	RESIDENTIAL URBAN	65
592856	WOODCOVE - W. OF CITY, W. STYERS FERRY RD., S. SHALLOWFORD RD. N. REMINGTON RD.CATCH-ALL 130004	RESIDENTIAL URBAN	122
592857	COVINGTON PLACE - NORTH SIDE SHALLOWFORD RD EAST OF NEW ROADWAY CORRIDOR CATCH-ALL 130004	RESIDENTIAL URBAN	110
592870	SANTA MARIA DRIVE - WEST OF OLIVET CHURCH RD, NORTH OF BRICHDAL DR, SOUTH OF LAKE FOREST DR	RESIDENTIAL URBAN	22

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

592907	ROCKWELL PLACE (90002-7700) - ON TOBACCOVILLE RD AT RIDGE RD APPROX. 250 FT SW OF FLIP NEWSON RD IN TOBACCOVILLE TOWN LIMITS	RESIDENTIAL URBAN	94
592913	SPEAS MEADOW PHASE I - US HWY 52;SOUTH ON TOBACCOVILLE RD; WEST ON SPAINHOUR MILL RD;SITE IS ON LEFT BEFORE SNYDER RD.	RESIDENTIAL URBAN	37
593823	HUNTERS RUN - SE OF CLEMMONS, N. IDOLS RD., W. HAMPTON RD. E. MIDDLE BROOK RD.	RESIDENTIAL URBAN	19
593824	HAMPTON RIDGE - SE OF CLEMMONS, FRONTS ON HAMPTON RD AND IDOLS RD EAST OF MIDDLEBROOK RD.	RESIDENTIAL URBAN	145
593825	HAMPTON CHASE WEST OF HAMPTON ROAD SOUTH OF HAMPTONBURG ROAD EAST OF CLARKSBURG RD NORTH OF IDOLS RD	RESIDENTIAL URBAN	17
593829	SPANGENBERG HEIGHTS - NORTH BOUNDED BY 158 (NBHD 250)	RESIDENTIAL URBAN	22
593831	STONE/JAMES/BINGHAM - S. OF BREWER AVE. N. OF 158. E. OF LEW-CLEM. RD. W. STADIUM DR.	RESIDENTIAL URBAN	26
593832	STADIUM/BREWER/STADIUM RIDGE TOWNHOUSES - S. OF I-40. N. OF 158. E. OF LEW. CLEM. RD. W. OF KINNAMON RD. (NBHD 250)	RESIDENTIAL URBAN	57
593833	STADIUM OAKS - ON EAST SIDE OF STADIUM DR,EAST OF LEWISVILLE CLEMMONS RD, NORTH OF COOK AV AND RIDGECREST RD (NBHD 250)	RESIDENTIAL URBAN	43
593839	CAMERON PARK - ON SOUTHEAST SIDE OF PEACE HAVEN RD, NORTHEAST OF KNOB HILL DR & PARKHURST DR, WEST OF WRIGHTS FARM RD (PVT)	RESIDENTIAL URBAN	148
593841	CHESTNUT RIDGE - ON NORTH SIDE OF PEACE HAVEN RD, WEST OF MUDDY CREEK EAST OF LEWISVILLE-CLEMMONS RD AT GATEHAVEN LN.CA70003	RESIDENTIAL URBAN	60
593844	SPRINGFIELD FOREST - SOUTH OFF HOLDER RD, THRU SPRINGFIELD FARMS SUBDIV. CON.ON WEST SIDE TO WESTERLY FOR.SUB.CATCH-ALL 070003	RESIDENTIAL URBAN	86
593846	SPRINGFIELD FARMS - OFF HOLDER RD, EAST OF LEWISVILLE-CLEMMONS RD,NORTH OF SOUTHWEST ELEMENTARY SCHOOL;CATCH-ALL 070003	RESIDENTIAL URBAN	329

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

593849	KINAWAY/TIMBERPEG/GAYRAY - NORTH OF HWY 421, WEST OF RIDDINGS RD, SOUTH OF PHILLIPS BRIDGE RD, EAST OF STYERS FERRY RD AC.070005	RESIDENTIAL URBAN	67
593885	TIMBERFIELD - REYNOLDA RD TO TRANSOU RD,RT ON BALSOM RD,RT ON TIMBERFIELD DR	RESIDENTIAL URBAN	38
593886	TELFAIR - N W COUNTY; ON BALSOM RD	RESIDENTIAL URBAN	59
593892	OAKPARK (90002-7700) - N W COUNTY; ON HWY #67 (REYNOLDA RD) COMM RATES = 400	RESIDENTIAL URBAN	59
593896	WATTSHORE/WEXFORD PLACE (90002-7700) - ON BOWENS RD, EAST OF NC 67, WEST OF BETHANIA TOBACC- VILLE RD, SOUTH OF BRIGGS RD	RESIDENTIAL URBAN	72
593917	BELMONT PLACE (90002-7700) - US 52 NORTH TO KING-TOBACCOVILLE EXIT, NEWSOME RD TO SHERATON CT TO DIXIELAND CT, HALF OF SUB IN STOKES CO	RESIDENTIAL URBAN	14
594815	THE HAMPTONS - OFF HAMPTON RD; SOUTH OF HWY 158,DOCK DAVIS RD AND BENT RIDGE LN.	RESIDENTIAL URBAN	12
594816	BENTWOOD - SE OF CLEMMONS,W. HAMPTON RD., S. DOCK DAVIS RD.	RESIDENTIAL URBAN	15
594817	COUNTY RIDGE - SE OF CLEMMONS,W. HAMPTON RD., S. DOCK DAVIS RD.	RESIDENTIAL URBAN	32
594821	RIDGEHAVEN - ON WEST SIDE OF HAMPTON RD, SOUTH OF IDOLS RD, AND NORTH OF FRYE BRIDGE RD COMM = #430	RESIDENTIAL URBAN	64
594827	HANES WAY - ON EAST SIDE OF HAMPTON RD BETWEEN QUINN ST. AND HAMPTON MEADOWS LN, SOUTH OF U.S. HWY 158	RESIDENTIAL URBAN	21
594831	RIDGECREST/STADIUM - RIDGECREST RD	RESIDENTIAL URBAN	18
594832	GREENFIELD - NORTH SIDE OF RIDGECREST RD, WEST INTERSECTION OF STADIUM DR AND RODGECREST RD, NORTH OF US 158	RESIDENTIAL URBAN	60
594833	LAUREN ACRES - WEST SIDE KINNAMON RD, 600 FEET SOUTH OF BLUEBONNET LN	RESIDENTIAL URBAN	26
594848	MORAVIAN HEIGHTS/BANBURY FOREST - W S W COUNTY; AT END OF MARTY LANE ADJOINING HWY 421 CATCH-ALL 070003	RESIDENTIAL URBAN	192
594851	BUCKHORN - W. OF CITY, E. OF RIDINGS ROAD, N. OF HWY 421, S. OF PHILLIPS BRIDGE ROAD.	RESIDENTIAL URBAN	27

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

594852	STYERS FERRY/PHILLIPS BRIDGE - SOUTH OF PHILLIPS BRIDGE RD, WEST OF VALLEY STREAM RD NORTH OF BUCKHORN RD. CATCH-ALL 070003	RESIDENTIAL URBAN	77
594853	NOTTINGHAM - EAST OF STYERS FERRY RD, NORTH OF PHILLIPS BRIDGE RD, SOUTHEAST OF COUNTRY CLUB RD CATCH-ALL 070005	RESIDENTIAL URBAN	137
594870	SPICE MEADOW - OFF OLIVET CHURCH RD.	RESIDENTIAL URBAN	15
594871	FOREST LAKES - W. OF CITY, S. YADKINVILLE RD., N. ROBINHOOD RD., W. MOUNT SALEM RD. E. CHICKASHA RD.	RESIDENTIAL URBAN	253
594877	MILLBROOK - W N W COUNTY; ON YADKINVILLE HWY	RESIDENTIAL URBAN	79
594892	WANDA VISTA COURT (90002-7700) - NORTHEAST OF TOBACCOVILLE RD, SOUTH OF SHADY RIDGE LN, WEST OF CARILON DR	RESIDENTIAL URBAN	26
595825	BARRINGTON OAKS - EAST SIDE HAMPTON RD, 0.90MILES SOUTH OF 158	RESIDENTIAL URBAN	73
595861	BROOKBERRY FARM - COUNTRY CLUB RD TO RT ON MEADOWLARK DR.LFT ON BROOKBERRY FARM RD	RESIDENTIAL URBAN	606
595872	SAGE CREEK; MOUNT SALEM RD. NO., SPICEWOOD DR TO EAST & SO., OLIVET CHURCH RD. TO WEST	RESIDENTIAL URBAN	23
595877	BRANCH POINT - N OF YADKINVILLE RD, W OF COMMUNITY CHURCH RD E OF MILL RUN	RESIDENTIAL URBAN	23
595916	COVENTRY FOREST (90002-7700) - US 52 NORTH TO KING-TOBACCOVILLE RD EXIT, THEN NEWWOME RD TO CAROLINE CT IN STOKES CO SUBDIV IS ON CO LINE	RESIDENTIAL URBAN	39
596819	NESTLEWAY - SE OF CLEMMONS, S. FRYE BRIDGE RD.,E. HAMPTON RD. W. BRIDGE POINTE DR. 50001	RESIDENTIAL URBAN	96
596821	SALEM PLACE - ON WEST SIDE OF LOOP RD, NORTH OF WESTERN INTERSECTION OF FRYE BRIDGE RD, SOUTH OF WINDSBURY RIDGE RD	RESIDENTIAL URBAN	26
596834	ROLLINGGREEN VILLAGE/PARKWOOD LAKES/PARKF - N E CLEMMONS VILLAGE; BOUNDED BY MUDDY CREEK, I-40, BRIDAL PATH 120003	RESIDENTIAL URBAN	534
596842	SEDGEMONT WOODS/J H PHILLIPS PROPERTY - S W COUNTY; OFF PEACE HAVEN RD	RESIDENTIAL URBAN	75

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

596859	MEADOWLARK DOWNS - WEST ON COUNTRY CLUB RD, RIGHT ON MEADOWLARK DR, LEFT ON HUNDLEY RD.	RESIDENTIAL URBAN	116
596864	THE ARBORS AT MEADOWLARK. ROBINHOOD TO THE N. MEADOWLARK TO THE E. LYNDALE DR TO THE W. AND COUNTRY CLUB TO THE SOUTH	RESIDENTIAL URBAN	48
596869	TRADE WINDS/WINTERBERRY - EAST OF OLIVET CHURCH RD, SOUTH OF SPICEWOOD DR, WEST OF ATTANOOK RD RATES FROM 130003	RESIDENTIAL URBAN	48
596871	SPICEWOOD 3/13/92 - W. OF CITY, E. OLIVET CHURCH RD., S. YADKINVILLE RD., N. SPICEWOOD DR. B09	RESIDENTIAL URBAN	64
596878	GRANDVIEW - WEST - W N W COUNTY; ON COMMUNITY CHURCH RD BETWEEN SKYLARK RD & YADKINVILLE HWY	RESIDENTIAL URBAN	152
596892	CARILLON/HUNTER MEADOWS (90002-7700) - N W COUNTY; ON HWY #67 (REYNOLDA RD)	RESIDENTIAL URBAN	78
597818	TAYLOR'S RUN - HAMPTON RD SOUTH, LEFT ON FRYE BRIDGE RD PAST LOOP RD TAYLOR'S RUN DR ON RIGHT NEAR NESTLEWAY ACRES	RESIDENTIAL URBAN	28
597822	WINDSBURY - US 158 WEST TO HAMPTON RD SOUTH TO FRYE BRIDGE RD EAST TO LOOP RD WINDSBURY IS ADJACENT TO PEPPERTREE SUB-DIV	RESIDENTIAL URBAN	34
597839	MCGREGOR DOWNS - SW OF CITY, ON MCGREGOR RD., E. OF I-40 120003	RESIDENTIAL URBAN	79
597841	SOMERSET AT WYNBROOK - ON SOUTHEAST SIDE OF PEACE HAVEN RD ON NORTH SIDE OF MUDDY CREEK, WEST FO MCGREGOR RD	RESIDENTIAL URBAN	42
597853	S S BRYANT PROPERTY - W CITY; @ INTERSECTION OF COUNTRY CLUB RD & PHILLIPS BRIDGE RD	RESIDENTIAL URBAN	40
597873	CROW HILL - NORTH ON SPICEWOOD DR TO DARTMOORS, LEFT ON DARTMOOR ST TO CROW HILL DR, BEHIND BUCKINGHAM PARK SUBDIV	RESIDENTIAL URBAN	78
598819	ELLIOTT CREST - SOUTH OF FRYE BRIDGE RD, WEST OF STARLING FOREST DR, EAST OF NESTLEWAY DR, NORTH OF DAVIDSON COUNTY LINE	RESIDENTIAL URBAN	10
598823	PEPPERTREE - SE OF CLEMMONS, N. LOOP RD. W. HAMPTON RD. N. FRYE BRIDGE RD. 50001	RESIDENTIAL URBAN	227

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

598831	DUNN NURSERY/ROLLINGGREEN VILLAGE ANNEX - S W COUNTY/ BETWEEN CLEMMONS VILLAGE TOWN LIMIT & MUDDY CREEK ALONG HWY #158	RESIDENTIAL URBAN	113
598833	CREEKRIDGE - NORTH OF US 158, EAST OF KINNAMON RD., RIGHT ON BRIDLE PATH, RIGHT ON COTTONWOOD LN	RESIDENTIAL URBAN	52
598842	MCGREGOR MANOR & PARK/HUNTERS RIDGE - S W COUNTY;BOUNDED BY MCGREGOR RD, I-40	RESIDENTIAL URBAN	145
598846	BROOKHAVEN/HANOVER PARK - S W COUNTY; OFF PEACE HAVEN RD	RESIDENTIAL URBAN	81
598848	REGENTS VILLAGE - AT SOUTHWEST INTERSECTION OF US HWY 421 & PEACE HAVEN RD NORTH OF HANOVER PARK DR CATCH-ALL-070003	RESIDENTIAL URBAN	178
598850	PLANTATION ROW PH 1 - ON WEST SIDE OF PEACE HAVEN RD, NORTH OF US421, SOUTH OF RIDGEHAVEN DR, ACR. FRM BRAEHILL;CATCH-ALL 070005	RESIDENTIAL URBAN	245
598851	BRECKINRIDGE - WSW COUNTY; BOUNDED BY PEACE HAVEN RD TO THE EAST,421 TO THE SOUTH,MUDDY CRK.WEST;CATCH-ALL 070005	RESIDENTIAL URBAN	227
598853	SHALLOWFORD HILLS - W CITY; BOUNDED BY COUNTRY CLUB RD, PHILLIPS BRIDGE RD	RESIDENTIAL URBAN	80
598859	MEADOWLARK GLEN - WEST ON COUNTRY CLUB RD, RIGHT ON MEADOWLARK RD, RIGHT ON MEADOWLARK GLEN LN	RESIDENTIAL URBAN	81
598862	GALEBROOK ESTATES - EAST OF MEADOWLARK DR, SOUTH OF CENTURY OAKS LN	RESIDENTIAL URBAN	55
598879	PFAFFTOWN VILLAGE - SOUTH OF BALSOM RD, EAST OF SKYLARK RD, WEST OF GRAND- VIEW CLUB RD, ACCESSIBLE FROM TRANSOU RD AT GRANDVIEW	RESIDENTIAL URBAN	142
599848	JUNIPER GLEN: WELLESBOROUGH RD. NO. & E., SO. PEACE HAVEN RD. W & BRAEHILL RD. SO.	RESIDENTIAL URBAN	13
599850	PEACE HAVEN @ BRAEHILL BV - W CITY; BOUNDED BY PEACE HAVEN RD & BRAEHILL BV CATCH ALL 070005 RATE USED ON ACREAGE	RESIDENTIAL URBAN	8
599852	HUNTCLIFF - W. OF CITY, W. PEACE HAVEN RD., S. COUNTRY CLUB RD. N. I-40	RESIDENTIAL URBAN	150
599856	LANTERN RIDGE & HEATHERBROOK - SOUTHFORK; BOUNDED BY STONEBRIDGE DR, MUDDY CREEK & COUNTRY CLUB RD.	RESIDENTIAL URBAN	127

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

599863	CENTURY OAKS - EAST SIDE OF MEADOWLARK DR, SOUTH OF ROBINHOOD RD, WEST OF MUDDY CREEK, AND NORTH OF ASHLYN DR.	RESIDENTIAL URBAN	182
599865	BROOKS LANDING - VIENNA TWP ON SOUTH SIDE OF ROBINHOOD RD @ MUDDY CREEK ACROSS FROM FLEETWOOD FARMS SUBDIVISION	RESIDENTIAL URBAN	67
599873	BUCKINGHAM PARK - W. OF CITY, S. FALCON DR. W. SPICEWOOD DR. N. OLIVET CHURCH RD. B08	RESIDENTIAL URBAN	51
599881	GRANDVIEW CROSSING - NORTH SIDE BALSOM RD WEST OF GRANDVIEW GOLF COURSE	RESIDENTIAL URBAN	70
599884	PATRICK PLACE SEC. 2: SHADI-GREEN LN. NO., PRIMROSE LN. EAST, MASHIE DR. SO., TRANSOU RD. WEST	RESIDENTIAL URBAN	10
599887	OLD TOWNE VILLAGE PH 1&2 - REYNOLDA RD.SITE ON RIGHT BETWEEN RENOLDA RD & BETHANIA RD	RESIDENTIAL URBAN	138
600838	STONECROFT - SOUTH ON JONESTOWN RD PAST STILLPOINT DR., RIGHT ON MCGREGOR RD, STONECROFT DR ON RIGHT	RESIDENTIAL URBAN	34
600850	WELLINGTON - WSW CITY; BOUNDED BY PEACE HAVEN TO THE WEST, 421 TO THE SOUTH, EASTWIN TO THE NORTH, & EAST OF GLADWYN DR.	RESIDENTIAL URBAN	39
600855	GREENBRIER ESTATES - N. LITTLEBROOK DR., S. MOUNTAIN VIEW DR., W. GATEWOOD DR., E. STONEBRIDGE DR.	RESIDENTIAL URBAN	56
600871	CHESLYN - SOUTHEAST SIDE SPICEWOOD DR 1MILE SOUTH OF OLD 421	RESIDENTIAL URBAN	81
600874	SPICEWOOD TRAILS - N ON SPICEWOOD DR.GO PAST FALCON RD ON RT.SITE WILL BE NEXT RIGHT ON SPICEWOOD TRAILS LN	RESIDENTIAL URBAN	42
600877	CREEKWAY AT SPICEWOOD DR - ON SOUTH SIDE OF YADKINVILLE RD, EAST OF SPICEWOOD DR & GRANDVIEW CLUB RD, WEST OF GREEN MEADOW LAKES RD	RESIDENTIAL URBAN	35
600880	LOCHURST - ON WEST SIDE OF GRANDVIEW CLUB RD AT INTERSECTION OF BALSOM RD, EAST OF TRANSOU RD	RESIDENTIAL URBAN	225
600885	PATRICK PLACE - COUNTY; ON ROCK HILL RD RATES FROM 130001	RESIDENTIAL URBAN	99

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

600896	BETHANIA RIDGE/COUNTRY ESTATES - SUBDIVISIONS OF BETHANIA RIDGE AND COUNTRY ESTATES. (90002-7700)	RESIDENTIAL URBAN	102
601831	FRATERNITY HEIGHTS - SW OF CITY, ON STRATFORD RD., S. FATERNITY CHURCH RD AT SIDES MILL RD.	RESIDENTIAL URBAN	50
601840	HAMPTON WOODS & V A GRIFFITH PROPERTY - S W COUNTY; BOUNDED BY I-40, JONESTOWN RD	RESIDENTIAL URBAN	169
601850	STERLING POINT - ON EAST SIDE OF PEACE HAVEN RD, SOUTH OF COUNTRY CLUB RD, NORTH OF US HWY 421	RESIDENTIAL URBAN	36
601851	PEACE HAVEN @ COUNTRY CLUB RD - W CITY; BOUNDED BY PEACE HAVEN RD & COUNTRY CLUB RD	RESIDENTIAL URBAN	14
601855	ROLLING HILLS - N. LITTLEBROOK LN., W. HILLSBORO DR., S. MOUNTAIN VIEW RD. E. GATEWOOD DR.	RESIDENTIAL URBAN	32
601860	CAMELOT AT SHERWOOD FOREST - WEST OF PEACEHAVEN;NORTH OF MOUNTAIN VIEW;SOUTH OF ROBINHOOD.	RESIDENTIAL URBAN	54
601861	ALLLISTAIR/BUTTONWOOD - WEST OF GLOUSMAN & WILMAR PLACE CT., NORTH AND SOUTH OF ALLLISTAIR RD. EAST OF CAMELOT; S. OF MILHAVEN RD.	RESIDENTIAL URBAN	159
601866	FLEETWOOD FARMS 3/10/92 - W. OF CITY, N. ROBINHOOD RD., E. FLEETWOOD CIR., W. SHATALON DR. LAND RATES FROM 130003 B09	RESIDENTIAL URBAN	111
601882	GRANDVIEW - EAST - W. OF CITY, N. YADKINVILLE RD., W. SHATTALON RD. S. REYNOLDA RD., E. SKYLARK RD. LAND RATES FROM 130001	RESIDENTIAL URBAN	148
602833	STRATFORD CROSSING - ON N W SIDE OF STRATFORD RD, S W OF INTER X JONESTOWN/ CLEMMONSVILLE RD, NE OF FRATERNITY CHURCH RD	RESIDENTIAL URBAN	184
602835	CHATFIELD - STRATFORD TO LEFT ON HUNTINGWOODS DR.LEFT ON JONESTOWN LEFT ON LANCE DR.RT ON ROCKINGHAM DR.RT ON NINFIELD DR	RESIDENTIAL URBAN	52
602845	WESTBROOK - S W COUNTY; OFF JONESTOWN RD CATCH-ALL 120004	RESIDENTIAL URBAN	118

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

602850	RYANDALE - W. OF CITY, E. PEACE HAVEN RD., S. COUNTRY CLUB RD., W JONESTOWN RD., N. I-40	RESIDENTIAL URBAN	158
602858	CEDAR TRAIL 9/9/92 - WEST ON COUNTRY CLUB RD, RIGHT ON PEACE HAVEN RD, LEFT ON MOUNTAIN VIEW RD, RIGHT ON CEDAR TL. B02	RESIDENTIAL URBAN	181
602864	BRIDGEFIELD - NORTH OF ROBINHOOD WEST OF MILHAVEN	RESIDENTIAL URBAN	42
602871	BROWNSTONE - CITY; S.RYAN WAY, N. ROBINHOOD, OFF SHATTLON DRIVE	RESIDENTIAL URBAN	162
602885	CRESTVIEW PLACE - ON SW SIDE OF REYNOLDA RD AT GRANDVIEW CLUB RD, WEST OF MUDDY CREEK ACROSS FROM GRANDVIEW-EAST SUBDIV	RESIDENTIAL URBAN	43
602891	SIMPSON FOREST (90002-7700) - W. OF CITY, N. REYNOLDA RD., W. BETHANIA TOBACCOVILLE RD. S. KAPP RD.	RESIDENTIAL URBAN	172
602893	BETHANIA PLACE (90002-7700) - SOUTH OF BETHANIA PLACE RD, EAST OF KAPP RD	RESIDENTIAL URBAN	23
602908	RHONSWOOD DRIVE (90002-7700) - SOUTH OF TOBACCOVILLE RD, NORTHWEST OF WHIPPOORWILL LN NORTH OF GRIFFIN RD	RESIDENTIAL URBAN	52
603836	EDGEWOOD FARM/LITTLE CREEK PARK - S W COUNTY; BOUNDED BY STRATFORD RD, LITTLE CREEK 120003	RESIDENTIAL URBAN	154
603839	STILL POINT - EAST SIDE OF JONESTOWN RD, NORTH OF MCGREGOR RD., AND SOUTH OF NETTERILLO DR., AND SOUTH OF SOMMERSET DR.	RESIDENTIAL URBAN	74
603841	SEASONS CHASE: CHELTENHAM DR. N, BROOKRIDGE DR. E, SOMERSET DR. S, JONESTOWN RD. W	RESIDENTIAL URBAN	45
603842	SALEM WOODS - W OF CITY ON JONESTOWN RD. BETWEEN I-40 AND SOMERSET RD.	RESIDENTIAL URBAN	650
603855	KINGS GRANT - WSW CITY; BOUNDED BY PEACE HAVEN RD, COMMONWEALTH DR, MOUNTAIN VIEW RD & WHITEWOOD LN.	RESIDENTIAL URBAN	119
603856	MOUNTAIN VIEW - S. OF CEDAR TRL. E. OF HILLSBORO DR. W. OF KNOW VIEW DR. N. OF CARRISBROOKE LN.	RESIDENTIAL URBAN	86
603863	MILLHOUSE PLACE - SOUTH OF INTERSECTION OF ROBINHOOD AND MILHAVEN	RESIDENTIAL URBAN	32

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

603868	SUMMERFIELD - W. OF CITY, W. SHATTALON DR., S. RYAN WAY, N. PETREE R D. LAND RATES FROM 130003	RESIDENTIAL URBAN	118
603873	WALNUT HILLS - NORTH OF WINDSOR PLACE DR, SOUTH OF TUNBRIDGE LN, WEST OF SHATTALON DR LAND RATES FROM 130003	RESIDENTIAL URBAN	39
603875	BRIDAL CREEK EST SEC 1 - SOUTH SIDE OF POINDEXTER AVENUE, WEST OF SHATTALON DR	RESIDENTIAL URBAN	25
603878	BAY CREEK - YADKINVILLE ROAD COMM RATES = 121	RESIDENTIAL URBAN	215
603883	REAGAN POINT - S OF REYNOLDA RD, E OF GRANDVIEW CLUB, W LEINBACH DR, N AND W OF MUDDY CREEK	RESIDENTIAL URBAN	47
604818	THE LANDING AT ROCKLYN: COOPER RD. NORTH, FRYE BRIDGE RD. WEST, PHELPS FARM RD. SOUTH & FRIEDBURG CH. RD. EAST	RESIDENTIAL URBAN	74
604839	SOMERSET COVE - WEST OF US HWY 158;SOUTHEAST OF I-40 & JONESTOWN RD.	RESIDENTIAL URBAN	16
604843	PRESTON DOWNS - EAST SIDE OF JONESTOWN RD, SOUTH OF FLINTFIELD DR AND NORTH OF SARA LN, SOUTH OF BUS. I-40	RESIDENTIAL URBAN	34
604854	LYNHAVEN CROSSING: PEACE HAVEN RD. TO NORTH & EAST; LYNHAVEN DR. TO EAST & SOUTH	RESIDENTIAL URBAN	18
604855	PEACE HAVEN (CENTER) - W. CITY, N. COUNTRY CLUB RD., S. POLO RD., AND ON PEAC E HAVEN RD.	RESIDENTIAL URBAN	659
604857	KNOBVIEW PLACE - W. CITY, W. PEACE HAVEN RD., N. MOUNTAIN VIEW RD., S. MILL HAVEN	RESIDENTIAL URBAN	46
604863	MILHAVEN PARK - WEST SIDE MILHAVEN RD BETWEEN MAYBERRY LANE AND STRAWBERRY LANE	RESIDENTIAL URBAN	13
604867	BENT TREE - SHATTALON TO BENT TREE	RESIDENTIAL URBAN	65
604870	SHATTALON-CAMERILLE - PETREE TO SHATTTALON	RESIDENTIAL URBAN	30
604871	KAISMORE - ROBINHOOD WEST; RIGHT ON SHATTALON, RIGHT ON KAISMORE	RESIDENTIAL URBAN	7
604874	SHATTALON ESTATES - W. OF CITY, S. POINDEXTER AVE., N. RYAN WAY, W. AND ON SHATTALON DR.	RESIDENTIAL URBAN	111

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

604875	STONEHENGE PLACE - NORTH ON SHATTALON DR, PAST RYAN WAY, GO RIGHT ON TO STONEHENGE LN, AT STREETS END ON THE RIGHT	RESIDENTIAL URBAN	18
604876	CHADWYCK - SHATTALON RD SOUTH OF YADKINVILLE RD TO POINDEXTER RD CHADWYCK DR ON NORTH SIDE OF POINDEXTER RD	RESIDENTIAL URBAN	127
604891	BROOKCLIFFE (90002-7700) - W. OF CITY, W. BETHANIA TOBACCOVILLE RD. N. TURFWOOD DR. S. KEPP RD.	RESIDENTIAL URBAN	127
605855	BURKES CROSSING - SOUTH SIDE OF PEACE HAVEN RD, WEST OF LYNHAVEN DR, EAST OF ARUNDEL LN. -10% UTILITY	RESIDENTIAL URBAN	14
605872	RYANVAILLE - WEST ON ROBINHOOD; RIGHT ON SHATTALON; RIGHT ON RYAN WAY	RESIDENTIAL URBAN	21
605873	STONEHENGE LANE - NORTH OF RYAN WAY, SOUTH OF WHITEHAVEN RD, SOUTHEAST OF TUNBRIDGE	RESIDENTIAL URBAN	49
605877	BRIDAL CREEK - W. OF CITY, W. SHATTALON DR., N. POINDEXTER AVE., S. LIENBACH DR. E. SPICEWOOD	RESIDENTIAL URBAN	96
605887	BETHANIA - MAIN ST (100002-8200) - BETHANIA-RURAL HALL RD TO MAIN ST; HIGHWAY 65	RESIDENTIAL URBAN	26
605889	BETHANY SQUARE (90002-7700) - IN TOWN OF BETHANIA, ON WEST SIDE OF MAIN ST, NORTH OF LOESCH'S LN & BETHANIA-RURAL HALL RD S. OF MEREDITH RD	RESIDENTIAL URBAN	30
605906	WHIPPORWILL PLACE - NORTH OF GRIFFIN RD; WEST OF WESTINGHOUSE RD; SOUTH WEST OF US HWY 52.	RESIDENTIAL URBAN	11
605913	JERRY L SIMPKINS SUBDIV - HWY 52 NORTH TO MOORE RJR RD EXIT.LEFT ON MOORE RJR RD RIGHT ON MOORE RD.LEFT ON ANTIOCH CH RD.SITE ON RIGHT	RESIDENTIAL URBAN	11
606837	HUNTINGTON WOODS - S W COUNTY; BOUNDED BY JONESTOWN RD,	RESIDENTIAL URBAN	99
606838	HILLCREST - SW OF CITY, S. SOMERSET RD., W. STRATFORD RD., N.JONE STOWN RD.	RESIDENTIAL URBAN	50
606840	ASHFORD - BOUNDED BY HILLCREST GOLF CRS. ON THE NORTH AND EAST A CREEK ON THE WEST AND SOMERSET RD ON THE SOUTH	RESIDENTIAL URBAN	140
606843	BRIDGEPORT - OFF STRATFORD RD, ADJACENT TO ATWOOD ACRES, JUST SOUTH OF INCA LN	RESIDENTIAL URBAN	60

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

606850	WESTWIN - ON COUNTRY CLUB RD., W. SILAS CREEK PKWY. E. PEACE HAVEN RD.	RESIDENTIAL URBAN	418
606855	SHERWOOD FOREST/HEARTHSIDE DR - BOUND BY PEACE HAVEN RD ON THE EAST, SILAS CREEK ON WEST, N OF TIFFANY AV, SOUTH OF QUILLING RD	RESIDENTIAL URBAN	367
606860	SHERWOOD FOREST PHASES 3 & 4 - N. MOUNTAIN VIEW RD., E. MUDDY CREEK, S. MILL HAVEN RD W. PEACE HAVEN RD.	RESIDENTIAL URBAN	503
606862	MILHAVEN ACRES - NW CITY, N. ALLISTAR RD., E. MEADOWLARK DR., S. ROBIN HOOD RD., W. PEACE HAVEN RD.	RESIDENTIAL URBAN	57
606864	PRESTWICK - WEST ON ROBINHOOD RD TO CORAVAN DR OR PEACE HAVEN RD TO MILHAVEN RD TO TALLISON DR TO FAIRBURN DR	RESIDENTIAL URBAN	77
606865	ROBINHOOD PARK - W. OF CITY, W. PEACE HAVEN RD., E. MEADOW HILL RD. N.MILL HAVEN RD.	RESIDENTIAL URBAN	312
606868	COPPERFIELD - NE SIDE OF SHATTALON DR, NORTH OF ROBINHOOD RD, SOUTH OF PETREE RD, ACROSS FROM BENT TREE FARM	RESIDENTIAL URBAN	25
606869	NANCY PETREE: MUDDY CREEK TO THE NORTH, SHATTALON DR. TO THE WEST, ROBINHOOD RD. TO THE SOUTH, BOXTHORNE LN. TO THE EAST.	RESIDENTIAL URBAN	16
606872	WILDWOOD TRAILS - EAST OF RYAN WAY, SOUTH OF WHITEHAVEN, NORTHWEST OF RED COPPER CIRCLE	RESIDENTIAL URBAN	35
606874	FORSYTH FOREST - W. OF CITY, S. POINDEXTER AVE., N. TONBRIDGE LN., ON & E. SHATTALON DR.	RESIDENTIAL URBAN	43
606875	CEDARFIELD PLACE - WNW CITY; ON SHATTALON DR BETWEEN WHITEHAVEN RD AND POINDEXTER AV	RESIDENTIAL URBAN	8
606876	OLD PFAFFTOWN SQUARE - EAST OF ERIE DR; WEST OF ROSEBRIAR LN; NORTH OF OLD PFAFFTOWN RD.	RESIDENTIAL URBAN	11
606878	WESTWOOD ACRES - W. OF CITY ON SHATTALON RD., S. POINDEXTER AVE.,	RESIDENTIAL URBAN	134
606880	CEDARDALE - W. OF CITY, N. YADKINVILLE R., S. REYNOLDA RD., E. GRANDVIEW CLUB RD.	RESIDENTIAL URBAN	596
606885	QUEEN'S GRANT - NW OF CITY, N. REYNOLDA RD., E. BETHANIA TOBACCOVILLE RD. S. BETHABARA RD. & ON BETHANIA RD.	RESIDENTIAL URBAN	28

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

606911	NORTH CROSSING (090002-7700) 3/4/92 - N N W COUNTY; ON ANTIOCH CHURCH RD BOUNDED BY R/R RWY ON SOUTH SIDE B14	RESIDENTIAL URBAN	35
606915	JEFFERSON WOODS (90002-7700) - NORTH SIDE OF TUTTLE ROAD EAST OF JEFFERSON CHURCH RD AND WEST OF HELSABECK RD	RESIDENTIAL URBAN	114
607841	HILLCREST TOWNE CENTER - SOUTH OF FARMBROOK RD;NORTH OF HOLLINSWOOD AVE; WEST OF STRATFORD RD.	RESIDENTIAL URBAN	158
607843	HARWICK PLACE - OFF STRATFORD RD, ADJACENT TO ATWOOD ACRES, NORTH OF BURLWOOD DR, ATWOOD RD EXTENTED TO CREEK, S. OF INCA L	RESIDENTIAL URBAN	88
607861	MILHAVEN LAKE - W. CITY, N. ALLISTAIR RD. E. CROSSTREE CT., S. MILLHAVEN RD., W. PEACE HAVEN RD.	RESIDENTIAL URBAN	28
607863	GLENRIDGE - W. CITY, S. ROBINHOOD RD., W. SALLYKIRK R., N. PEACE HAVEN.	RESIDENTIAL URBAN	247
607865	VILLAS @ JEFFERSON RIDGE: ROBINHOOD RD NO, NORMAN RD. E, PRESTWICK CROSSING SO., GIBB ST. W	RESIDENTIAL URBAN	15
607875	ROSEBRIAR SQUARE - NORTH OF THE INTERSECTION OF ROSEBRIAR AND OLD PFAFFTOWN RD	RESIDENTIAL URBAN	8
607876	SANDALWOOD/ERIE - SOUTH OF YADKINVILLE RD, EAST OF ERIE DR	RESIDENTIAL URBAN	42
607914	JEFFERSON VALLEY (030003-7100) 3/18/92 - N N W COUNTY; BOUNDED BY TUTTLE RD, HELSABECK RD B14	RESIDENTIAL URBAN	53
608844	BROOK HOLLOW - SW CITY, W. STRATFORD RD, S. I-40, N FARMBROOK RD.	RESIDENTIAL URBAN	135
608859	GABLES\BARRINGTON AT GLENRIDGE - NW CITY; BOUNDED BY MILHAVEN RD TO THE SOUTH, TALISON DR TO THE EAST, HUNTSROFT IS NORTH, & HUDDINGTON IS W	RESIDENTIAL URBAN	72
608869	STILL MEADOW 8/18/92 - WEST ON ROBINHOOD RD, RIGHT ON SHATTALON RD, RIGHT ON PETREE RD, RIGHT ON SHANCERY LN.	RESIDENTIAL URBAN	71
608870	RED COPPER - NORTH OF PETREE RD, EAST OF SHATTALON, SOUTHEAST OF RYAN WAY	RESIDENTIAL URBAN	213
608876	RUTHERFORD: YADKINVILLE RD. NORTH, VALLEY RD. EAST, SANDALWOOD LN. SOUTH, & ERIE DR. WEST.	RESIDENTIAL URBAN	18

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

608908	WESTING TRACE 3/18/92 - N N W COUNTY; BOUNDED BY TOBACCOVILLE RD, HALSABECK RD B14	RESIDENTIAL URBAN	23
608911	JEFFERSON OAKS - NORTH OF US 52, TOBACCOVILLE RD & RR R/W ON WEST SIDE OF JEFFERSON CHURCH RD, SOUTH OF TUTTLE RD	RESIDENTIAL URBAN	35
609843	ATWOOD ACRES - SW CITY, W. STRATFORD RD. S. HANES MALL BLVD.	RESIDENTIAL URBAN	278
609853	COUNTRY CLUB POINTE: CAVALIER DR. NO., COUNTRY CLUB RD. EAST AND SO., N. PEACE HAVEN RD. WEST	RESIDENTIAL URBAN	31
609854	COVENTRY - ON NORTH SIDE OF COUNTRY CLUB RD, BETWEEN MONROE ST & CLUB POINTE DR, NE OF SOUTH FORK ELEMENTARY SCHOOL	RESIDENTIAL URBAN	87
609867	WOODVIEW/THORNDALE - NORTH OF ROBINHOOD RD, WEST OF HUNTINGGREEN LN	RESIDENTIAL URBAN	38
609868	RIDGEFIELD - W. OF CITY, S.&W. PETREE RD., W. POLO RD., N. ROBINHOOD RD. E. SHATALON DR.	RESIDENTIAL URBAN	47
609869	PETREE @ THORNHILL - NORTH OF WOODSIDE DR, EAST OF BROOKMEADE DR	RESIDENTIAL URBAN	36
609875	GREENBRIER FARM - NW ON REYNOLDA RD, LEFT ON YADKINVILLE RD PAST VALLEY RD TO GREENBRIER FARM RD ON SOUTH SIDE ROAD	RESIDENTIAL URBAN	341
609878	YADKINVILLE- VALLEY - REYNOLDA RD. LEFT ON YADKINVILLE RD., VALLEY RD., JUNE AVE., MYRTLE ST.	RESIDENTIAL URBAN	86
609884	OTTAWA/JOYCE (100002-8200) - NORTH OF SHATTALON DR, SOUTHWEST OF BETHABARA RD	RESIDENTIAL URBAN	67
610842	HEWES - NORTH OF S STRATFORD RD AND HEWES ST	RESIDENTIAL URBAN	11
610848	OLD VEST MILL AREA - SW CITY, N. I-40, S. OLD VINEYARD RD. W. STRATFORD RD.	RESIDENTIAL URBAN	52
610856	GORDON MANOR - OFF COUNTRY CLUB	RESIDENTIAL URBAN	218
610859	SHERWOOD FOREST/KIRKLEES RD - BOUND ON SW BY SILAS CREEK, EAST BY SILAS CREEK PKWY WEST BY STAFFORDSHIRE RD, N BY HUNTINGDON RD	RESIDENTIAL URBAN	531
610861	HUNTINGDON RD/STRATHMORE CR - W CITY; ALONG PEACE HAVEN RD @ STRATHMORE CR	RESIDENTIAL URBAN	176
610862	FORESTDALE - WEST OF PEACEHAVEN, SOUTH OF ROBINHOOD, ARROWOOD COURT	RESIDENTIAL URBAN	119

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

610864	ROBINHOOD DELL - W. CITY, S. ROBINHOOD RD., W. PEACE HAVEN RD., W. TALL ISON DR.	RESIDENTIAL URBAN	67
610881	BETHANIA HEIGHTS - W. CITY, N. REYNOLDA RD., S. MORNINGSIDE DR., W. BATHA BA RD.	RESIDENTIAL URBAN	120
610882	GEORGETOWN (100002-8200) - W. CITY, S. SHATTALON DR., N. REYNOLDA RD., W. BETHABA RA RD.	RESIDENTIAL URBAN	214
610898	THE BLUFFS AT RIVERSTONE - NORTH OF MIZPAH CHURCH RD IN TOBACCOVILLE	RESIDENTIAL URBAN	102
611837	SNEAD GARDENS - S. OF CITY, ON GRIFFITH RD. N. CLEMMONSVILLE R. & S. BURKE MILL RD.	RESIDENTIAL URBAN	65
611868	BROCKTON - ON NORTH SIDE OF PETREE RD, WEST OF RIDGEMERE LN AND SOUTH OF BOXTHORNE LN IN NORTHWEST CITY	RESIDENTIAL URBAN	20
611869	THORNHILL - OFF SHATTALON DRIVE AT PETREE ROAD	RESIDENTIAL URBAN	27
612850	CHELSEA VILLAGE II: BUS. HWY 40 TO THE NORTH AND WEST, EMORY DR. TO THE EAST & POLLARD DR. SOUTH	RESIDENTIAL URBAN	52
612854	SHEFFIELD GARDENS - W. CITY, N. OLD VINEYARD RD. E. KILPATRICK ST., S. CAVALIER DR., W. SILAS CREEK PKWY. COMM = #150	RESIDENTIAL URBAN	786
612855	CANDLEWYCK 8/25/92 - SW CITY; BOUNDED BY COUNTRY CLUB, SILAS CREEK PKWY, GUINEVERE LN, AND PLACID ST. B10	RESIDENTIAL URBAN	27
612856	GLEN KERRY 8/24/92 - WEST ON COUNTRY CLUB RD, CROSS SILAS CREEK PKWY, RIGHT ON CLIFFDALE DR TO GUINEVERE LN. B10	RESIDENTIAL URBAN	23
612857	STONEGATE - DEAD END NOTTINGHAM	RESIDENTIAL URBAN	30
612867	FOXHALL - W. CITY, N. POLO RD., S. PETREE RD., E. HUNTINGGREEN LN	RESIDENTIAL URBAN	174
612869	RIDGEMERE - NORTH SIDE OF PETREE ROAD AT MT TABOR SCHOOL "BRENROBIN LAKE"	RESIDENTIAL URBAN	68
612882	BETHABARA ROAD (100002-8200) - W. CITY, N. REYNOLDA RD., W. MURRY RD., ON SHATTALON DR. & BETHABARA RD. 390	RESIDENTIAL URBAN	95
612884	SHATTALON CIRCLE (100002-8200) - W. CITY, W. MURRY RD., E. BETHABARA RD. AND ON SHATTA LON DR.	RESIDENTIAL URBAN	58

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

612909	RIDGE VIEW - U.S. HWY 52 NORTH TO TOBACCOVILLE RD, LEFT ONTO CIRCLE DR., LEFT ONTO RIDGE VIEW TERRACE	RESIDENTIAL URBAN	49
612910	DEER CREEK - 52 NORTH TO WESTINGHOUSE RD EXIT.RT ON WESTINGHOUSE RD LEFT ON CIRCLE DR.RT ON MATHISON CREEK DR	RESIDENTIAL URBAN	28
613857	SHERWOOD FOREST EAST 9/16/92 - SILAS CRK PKWY ON THE WEST AND NORTH, FORSYTH COUNTRY CLUB ON THE EAST, MILNOR PLACE TO THE SOUTH B01	RESIDENTIAL URBAN	130
613862	SHERWOOD FOREST/PADDINGTON LN - BOUND BY PEACE HAVEN RD ON NW, EAST CROSSING SILAS CR PW TO SILAS CREEK, N BY ROBINHOOD RD, S BY ELEM SCHOOL	RESIDENTIAL URBAN	243
613869	ROBINWOOD - W. OF CITY, N. PETREE RD., W. LINBROOK DR., S. RANSON RD.	RESIDENTIAL URBAN	75
613874	TOWN & COUNTRY - W. CITY, S. VALLEY RD., N. RANSOM RD., W. REYNOLDA RD.	RESIDENTIAL URBAN	494
613880	BEACON HILL (100002- 8200) - W. CITY, W. BETHABRA R. N. WOODCREEK RD., S. SHATALON DR.	RESIDENTIAL URBAN	142
613893	NORTHBROOK ESTATES (100002-8200) - N. OF CITY, W. MURRAY RD., S. HWY 65, N. WALKER RD., E. TURFWOOD DR.	RESIDENTIAL URBAN	37
613896	BALMORAL/CREEKVIEW/J. C. VESTAL PROP. - N N W COUNTY; ON BETHANIA-RURAL HALL RD	RESIDENTIAL URBAN	150
613900	CHANDLER POINTE PH I&II SEC 1&2 - N. OF SHORE RD; W. OF BETHANIA-RURAL HALL RD & HWY 52; E. OF TOBACCOVILLE; S. OF RURAL HALL.	RESIDENTIAL URBAN	295
614842	HOMESTEAD HILLS RETIREMENT HOMES - ON SOUTH SIDE OF BURKE MILL RD, EAST OF GRIFFITH RD WEST OF MOUNTAIN BROOK SUB - NEAR HANES MALL	RESIDENTIAL URBAN	91
614847	STRATFORD MANOR - SW CITY, ON VEST MILL RD. & HANNAFORD RD.	RESIDENTIAL URBAN	56
614850	BURKE PARK - N. OLD VINEYARD RD., W. STRATFORD RD. E. I-40	RESIDENTIAL URBAN	162
614854	SHUTT PLACE - SW CITY;BOUNDED BY SILAS CREEK PKWY TO THE WEST,C.CLUB IS NORTH,HWY 421 IS SOUTH AND BURKEWOOD DR TO THE EAST	RESIDENTIAL URBAN	72

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

614855	PENDELTON: FORSYTH COUNTRY CLUB 9/11/92 - COUNTRY CLUB RD FROM SILAS CREEK PKWY TO PENNSYLVANIA AVENUE B04	RESIDENTIAL URBAN	16
614856	WESTHAVEN - WEST CITY, BOUNDED BY SILAS CREEK PKWY. AND COUNTRY CLUB RD.(SOUTH OF NOTTINGHAM RD.)	RESIDENTIAL URBAN	55
614866	CARTER CIRCLE 9/25/92 - W. CITY, N. ROBINHOOD RD., S. REYNOLDA RD., W. SILAS CREEK PKWY., S. RANSON RD. B01	RESIDENTIAL URBAN	435
614869	ALLERTON LAKE/STANTON COURT - NORTH SIDE OF PETREE ROAD AT ROBINWOOD AND OFF STANTON AT TORRANCE DRIVE "LOWER BRENROBIN LAKE"	RESIDENTIAL URBAN	49
615838	ZACHARY'S KEEP - BURKE MILL RD LEFT ON AMESBURY RD.BEFORE BETHEL CHURCH RD	RESIDENTIAL URBAN	61
615855	LAWNDALE ACRES - W. CITY, N. I-40, E. KEATING DR., S. COUNTRY CLUB RD. W. WESTVIEW DR.	RESIDENTIAL URBAN	381
615856	MUIRFIELD - SW CITY; BOUNDED BY COUNTRY CLUB AND LAWNDALE DR	RESIDENTIAL URBAN	40
615858	FORSYTH COUNTRY CLUB 9/11/92 - COUNTRY CLUB RD FROM SILAS CREEK PKWY TO PENNSYLVANIA AVENUE B04	RESIDENTIAL URBAN	47
615869	POLO ACRES - W. CITY, N & W POLO RD., S. RANSON RD., E. LINBROOK DR	RESIDENTIAL URBAN	196
615871	COLLEGE PARK - W. CITY, N. SILAS CREEK PKWY., S. OAKLAND DR. W. REYNOLDA RD.	RESIDENTIAL URBAN	508
615872	BELWICK VILLAGE - NORTH ON POLO RD,LEFT ON RANSOM RD,SITE ON RIGHT PAST FAIRLAWN DR.	RESIDENTIAL URBAN	34
615873	DAVIS ESTATES - W. CITY, S. BRIARCLIFFE RD., W. REYNOLDA RD. N. RANSON RD. E. LOCH DR.	RESIDENTIAL URBAN	51
615874	BRIARCLIFFE VILLAGE PH 1: VALLEY RD. NORTH, REYNOLDA RD. EAST, FAIRLAWN DR SOUTH & LOCH DR. WEST	RESIDENTIAL URBAN	23
615876	BONBROOK LAKES - W. CITY ON REYNOLDA RD., N. OLD TOWN RD., S. BETHABARA RD., E. YADKINVILLE RD.	RESIDENTIAL URBAN	233
615880	PINEWOOD ESTATES (100002-8200) - W. CITY, W. BETHANIA STATION RD., S. SHATTALON DR. N. BETHABARA RD.	RESIDENTIAL URBAN	131
615882	LIBERTY HALL - E ON SHATTALON DR.R ON MURRY RD.RT ON LIBERTY HALL CIR	RESIDENTIAL URBAN	89
615883	ROMAN ACRES (100002-8200) - W. CITY, S. SHATTALON DR., N. BETHABARA RD. W. MURRAY RD.	RESIDENTIAL URBAN	98

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

615884	BECKS PARK: BECKS CHURCH RD. NO, BETHANIA STN E., SHATTALON DR. SO., MURRAY RD. W	RESIDENTIAL URBAN	12
615902	BITTING HALL - WEST SIDE BETHANIA-RURAL HALL RD 3400' NOTH OF 52	RESIDENTIAL URBAN	223
615905	PINE RIDGE - NO. OF NORTHRIDGE PARK DR; WEST OF FALCONBRIDGE RD;OFF HWY 65(BETHANIA-RURAL HALL RD) @ BETHANIA/R HALL LINE	RESIDENTIAL URBAN	62
616840	MOUNTAIN BROOK - SE CITY ON BURKE MILL RD. BETWEEN WOODLAND HILLS DR & BETHEL CHURCH RD.	RESIDENTIAL URBAN	257
616841	WALKER'S RIDGE - S CITY; OFF BURKE MILL RD	RESIDENTIAL URBAN	28
616862	SHORELAND PARK/MERRIMONT/MERRY ACRES - N. COUNTRY CLUB RD., E. WHITAKER RD., S. MONTICELLO DR W. REYNOLDA RD.	RESIDENTIAL URBAN	554
616865	MERRIMONT HILLS - NORTH OF SILAS CREEK PKWY	RESIDENTIAL URBAN	112
617827	DARWICK ACRES - S COUNTY; OFF DARWICK RD	RESIDENTIAL URBAN	49
617853	P.H. HANES KNIT CO. (RESIDENTIAL) - S W CITY; BOUNDED BY MILL ST, BUS I-40	RESIDENTIAL URBAN	28
617865	SILAS RIDGE - SILAS CREEK PARKWAY	RESIDENTIAL URBAN	62
617877	BETHABARA PARK - NW CITY, W. INDIANA AVE., S. SHATTALON DR., E. OLDTOWN RD. & ON BETHABARA RD.	RESIDENTIAL URBAN	11
617878	BETHABARA TRACE - UNIVERSITY PKY TO BETHABARA PARK BLVD.LEFT ON BRIAN CENTER LN.SITE ON RIGHT	RESIDENTIAL URBAN	67
617881	COLONIAL ESTATES - W. CITY, W. BETHANIA STATION RD., S. SHATTALON DR., N. BETHABARA RD. E.PINEWOOD DR.	RESIDENTIAL URBAN	135
617886	NORTH HAVEN (30004-8000) - NW OF CITY, N. BECKS CHURCH RD., E. MURRAY RD., W. BETHANIA STATION RD.	RESIDENTIAL URBAN	58
617900	ANGUS STREET (30004-8000) - NORTH OF FORUM PKWY, EAST OF BETHANIA-RURAL HALL RD	RESIDENTIAL URBAN	27
617906	FALCONBRIDGE/WOODBRIAR (30004-8000) - WITHIN TOWN LIMITS OF RURAL HALL; BOUNDED BY JACKSON ST, BETHANIA-RURAL HALL RD	RESIDENTIAL URBAN	132

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

617907	FALCONBRIDGE ANNEX (30004-8000) - N. HEATONTON ST., E. HWY 65, S. BETHANIA-RURAL HALL RD W. SOUTHERN R.R.	RESIDENTIAL URBAN	44
617909	BETHANIA STREET (90002-7700) - N. BETHANIA-RUAL HALL RD., E. HWY 52, S. & W. OF GLADE ST.	RESIDENTIAL URBAN	19
618821	BORDER CREEK - FRIEDBURG CHURCH RD.SITE ON LEFT BETWEEN ZINZENDORF RD & MORAVIA RD ON RT.	RESIDENTIAL URBAN	92
618830	SABRINA WOODS: W. CLEMMONSVILLE RD. TO THE NORTH, EBERT RD. TO THE WEST, DARWICK RD. TO THE SOUTH AND PAULA DR. TO THE EAST	RESIDENTIAL URBAN	10
618834	BOTANY WOODS 96 - SW CITY, N CLEMMONSVILLE RD., ON EBERT ST. AND ON POPE R. 120006	RESIDENTIAL URBAN	455
618838	BOTANY WOODS/ASHEON GROVE - SOUTH ON EBERT RD PAST HEATHER HILLS GOLF COURSE,RIGHT ON BROOKHILL DR, THEN RIGHT ON PINECREST DRIVE	RESIDENTIAL URBAN	203
618841	WOODLAND HILLS - SW CITY OFF BURKE MILL RD ON WOODLAND HILL DR.	RESIDENTIAL URBAN	97
618848	HAWTHORNE PARK - S W CITY; BOUNDED BY BOLTON ST, WESLEY MEMORIAL METHODIST CHURCH, FORSYTH MEMORIAL HOSPITAL (41)	RESIDENTIAL URBAN	40
618852	KNOLLWOOD MANOR/ASHVIEW - W S W CITY; BOUNDED BY STRATFORD RD,BETHESDA RD, ARDMORE WEST NEIGHBORHOOD	RESIDENTIAL URBAN	207
618853	MISSION RD - W CITY; ON MISSION RD BETWEEN STRATFORD RD & BUS I-40	RESIDENTIAL URBAN	28
618856	WINDSOR OAKS - WEST OF KNOLLWOOD ST, NORTH OF BUS. 40, OFF WINDSOR RD EAST OF INTERSECTION OF FAIRFAX DR & CANTERBURY TRL	RESIDENTIAL URBAN	7
618868	HOPE VALLEY - NW. CITY, W. SILAS CREEK PKWY., S. REYNOLDA RD. W. POLO RD., N. SILAS RIDGE RD.	RESIDENTIAL URBAN	200
618873	FERN FOREST (100002-8200) - NW CITY, N. POLO RD., E. REYNOLDA RD., W. BETHABRA RD. S. OLD TOWN RD.	RESIDENTIAL URBAN	28
618875	EDGEBROOK (100002-8200) - W. CITY ON BETHABARA RD., N. REYNOLDA RD., W. SILAS CREEK PKWY. E. INDIANNA AVE.	RESIDENTIAL URBAN	68

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

618902	BEECHCLIFF/OAKVIEW/SHANNON HILLS - N COUNTY; BOUNDED BY BETHANIA-RURAL HALL RD & R/R RWY (INCLUDES DEVELOPMENTS OF VIKING WOODS & WOODBROOKE)	RESIDENTIAL URBAN	164
619824	HAMPTON HALL - SOUTH SIDE DARWICK RD BETWEEN SAPONI VILLAGE TL AND LANCE RIDGE LN	RESIDENTIAL URBAN	42
619831	KENNISON VILLAGE - SOUTH ON OLD SALISBURY RD TO WEST CLEMMONSVILLE RD, GO RIGHT ON WILLMEADE DR, LEFT ON CROUSE RD TO KENNISON	RESIDENTIAL URBAN	243
619833	JANITA LAKES - SOUTH CITY; CLEMMONSVILLE RD, FAIRVIEW BV. POPE RD EBERT RD.	RESIDENTIAL URBAN	226
619843	BRITISH WOODS - SOUTH WEST CITY; BOUNDED BY I-40 BYPASS,BURKE MILL RD	RESIDENTIAL URBAN	233
619845	STONEWOOD - S W CITY; BOUNDED BY STONEWOOD DR., ALDERNEY LN.,I-40 BYPASS	RESIDENTIAL URBAN	160
619847	WSTMOR HILS/SANDERSTED/FOR HGTS - S W CITY; BOUNDED BY BOLTON ST, STONEWOOD DEVELOPMENT, ARDMORE-EAST&SOUTH NEIGHBORHOOD	RESIDENTIAL URBAN	406
619854	WESTON CORP. DEV. - W CITY; ON WESTVIEW DR BETWEEN STRATFORD RD & I-40 BUS	RESIDENTIAL URBAN	55
619863	CHATHAM PH 2: MONTICELLO DR. NO., KEARNS AVE. E., ROBINHOOD RD. SO., BUENA VISTA RD. W	RESIDENTIAL URBAN	29
619866	MONTICELLO - N. MARGUERITE DR., E. SILAS CREEK PKWY., S. OLD 421, W REYNOLDA RD.	RESIDENTIAL URBAN	122
619867	AUDUBON VILLAGE: SILAS CREEK PKWY TO THE NORTH & WEST, REYNOLDA RD. TO THE EAST, MONTICELLO DR. TO THE SOUTH.	RESIDENTIAL URBAN	13
619878	STONEWALL (100002-8200) - NW CITY, N. BETHABARA RD., E. BETHANIA STATION STATION RD. W. UNIVERSITY PKWY., S. SHATTALON DR.	RESIDENTIAL URBAN	127
619906	RURAL ESTATES - WITHIN TOWN LIMITS OF RURAL HALL; BOUNDED BY R/R RWY, PARK ST, CHURCH ST, PASO ST	RESIDENTIAL URBAN	62
619909	BELL MEADE COURT (30005-8000) - IN RURAL HALL, SOUTH OF EDWARDS ROAD, NORTH OF SUMMIT ST 380	RESIDENTIAL URBAN	56

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

620826	LAUREN MEADOWS - SOUTH ON OLD SALISBURY RD OR S ON EBERT RD TO DARWICK RD. LAUREN MEADOWS ON N. SIDE OPPOSITE SAPONI VILLAGE	RESIDENTIAL URBAN	87
620835	WINDING RIDGE/MOSS BROOK FALLS - S W CITY;BOUNDED BY POPE RD, WYNWOOD DR	RESIDENTIAL URBAN	76
620861	FERRELL ESTATES 10/2/92 - ROBINHOOD ON THE NORTH, FOREST DR ON THE SOUTH, SYLVAN RD ON THE EAST, NOKOMIS & WILSHIRE ON THE WEST B05	RESIDENTIAL URBAN	290
620863	TURNBERRY - SOUTH SIDE OFT ROBINHOOD ROAD BETWEEN AUSTIN LANE & AVALON ROAD	RESIDENTIAL URBAN	12
620864	FERRELL PLACE 9/28/92 - N W CITY; BOUNDED BY ROBINHOOD RD, REYNOLDA RD B02	RESIDENTIAL URBAN	118
620893	FOX GLENN - NORTH ON UNIVERSITY PKY.LEFT ON ZIGLAR RD.RIGHT ON FOX CHASE DR.	RESIDENTIAL URBAN	52
620903	RURAL TERRACE/LILLIE K WALL PROP) - INSIDE TOWN OF RURAL HALL; BOUNDED BY WALL ST, BROAD ST (030004-9000)	RESIDENTIAL URBAN	71
620905	J G CLAYTON & C L HOLLAND PLAT 10/14/92 - ALONG BROAD ST (RURAL HALL), BETWEEN COOK ST & PUBLIC LIBRARY IN SOUTH TO PASO ST & KIGER ST IN NORTH B03	RESIDENTIAL URBAN	60
620907	SOUTH CENTRAL RURAL HALL 10/16/92 - EAST- ACADEMY ST ; WEST- SOUTHERN R/R ; NORTH- BELLE MEADE AV ; SOUTH- PASO ST & KIGER ST B05	RESIDENTIAL URBAN	142
621821	FRIEDBERG ESTATES - AT DAVIDSON CTY LINE OFF FRIEDBERG CHURCH RD. BETWEEN EBERT ST. AND OLD SALISBURY RD.	RESIDENTIAL URBAN	25
621830	OLD SALISBURY PLACE - SOUTH ON OLD SALISBURY RD TO WOODSTONE DR ACROSS FROM MEGHAN ELIZABETH LN, NORTH OF PARAGON DR	RESIDENTIAL URBAN	142
621832	MOCHA PLACE - KARMEL DR. NORTH, OLD SALISBURY RD. EAST, W. CLEMMONSVILLE RD. SOUTH & THOMPSON RD. WEST	RESIDENTIAL URBAN	11
621838	CAMDEN PARK SECTION I - OFF SWAIM RD BETWEEN SWAIM RIDGE CIR & RILEY FOREST CT;N. OF POPE RD;E. OF EBERT RD;W. OF OLD SALISBURY RD	RESIDENTIAL URBAN	31

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

621839	CEDAR RIDGE - SOUTH ON EBERT RD, LEFT ON SWAIM RD, ON NORTH SIDE OF SWAIM RD JUST PAST CROSSWINDS CONDOS	RESIDENTIAL URBAN	89
621840	FALCON POINTE - SOUTH OF I-40, WEST OF RALEE RD, NORTH OF SWAIM RD, EAST OF EBERT RD 120006	RESIDENTIAL URBAN	14
621843	CHATEAU RIDGE - SW CITY ON EBERT ST., SOUTH OF SILAS CREEK PKWY.	RESIDENTIAL URBAN	22
621845	ARDMORE MANOR - S W CITY; BOUNDED BY DUPONT RD ON EAST SIDE	RESIDENTIAL URBAN	39
621852	ARDMORE WEST - S W CITY; BOUNDED BY QUEEN ST, BOLTON ST, MAGNOLIA AVE, HAWTHORNE RD	RESIDENTIAL URBAN	272
621856	WEST HIGHLANDS - COUNTRY CLUB TO I-40, GREENWICH TO KNOLLWOOD	RESIDENTIAL URBAN	129
621858	BUENA VISTA - FOREST DRIVE TO I-40, RAILROAD TO FORSYTH COUNTRY CLUB	RESIDENTIAL URBAN	775
621872	OAK CREST - NW CITY, W. UNIVERSITY BLVD., N. WAKE FOREST DR., S. NORTH POINT BLVD., E. REYNOLDA RD.	RESIDENTIAL URBAN	250
621894	NORTHWEST ACRES (030005-8000) - N COUNTY; ON ZIGLAR RD BETWEEN HWY #52 N AND UNIVERSITY PARKWAY	RESIDENTIAL URBAN	107
621897	STANLEYVILLE ACRES (030002-8000) - ON UNIVERSITY BLVD., N. TICKLE ST. S. SUNSET DR.	RESIDENTIAL URBAN	110
621902	FLYNTWOOD ESTATES/THACKER ROAD DEV - RURAL HALL, ON UNIVERSITY BLVD., N. OPAL DR., S. WALL ST. (030005-8000)	RESIDENTIAL URBAN	45
621903	BROAD MEADOWS: KIGER ST. NORTH, BROAD ST. WEST, EAST WALL ST. SOUTH	RESIDENTIAL URBAN	14
621906	KIGER TOWN 030005-80000 - WITHIN TOWN LIMITS OF RURAL HALL; ON ACADEMY ST & FOSTER ST	RESIDENTIAL URBAN	65
621909	MOOREFIELD HEIGHTS (03001-4800) - N. ACADENY ST., E. HWY. 66, S. HWY 65., W. MCGEE RD.	RESIDENTIAL URBAN	20
622829	SHORE ACRES - SW OF CITY, W. OLD SALISBURY RD., N. DARWICK RD. AT PARAGON DR. 120006	RESIDENTIAL URBAN	70
622835	CARRIAGE COVE - NORTH - POPE RD., EAST - OLD SALISBURY RD., SOUTH - W-S CITY LIMIT LINE, WEST - VILLAGE PL.	RESIDENTIAL URBAN	172

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

622840	NEW ARDMORE - ON NORTH SIDE OF ARDMORE RD, JUST WEST OF RALEE RD AND EAST OF EBERT RD IN SOUTH/SOUTHWEST CITY	RESIDENTIAL URBAN	306
622844	GENEVA PARK - SW CITY ON EBERT ST. AT NEW I-40 BYPASS (50)	RESIDENTIAL URBAN	41
622847	CATALINA COURT - N. OF SILAS CREEK PKWY. & W. OF EBERT ST., ARDMORE	RESIDENTIAL URBAN	68
622860	BUENA VISTA ESTATE - ROBINHOOD RD TO FOREST DR, AVALON RD-DARTMOUTH RD TO STRATFORD RD	RESIDENTIAL URBAN	352
622874	WAKEVIEW (25000) - NW CITY, S. NORTH POINT BLVD., N. POLO RD., W. CHERRY ST., & ON UNIVERSITY BLVD.	RESIDENTIAL URBAN	108
622891	CLAYTON ESTATES-ONE - N. HWY. 66, E. HWY. 52, S. CORAL DR. W. UNIVERSITY PKY	RESIDENTIAL URBAN	31
623826	DARWICK ROAD - SOUTH OF DARWICK RD, WEST OF OLD SALISBURY RD, NORTH OF RIDGEMEADOW RD, EAST OF PAULA DR	RESIDENTIAL URBAN	83
623837	WINDING WOODS - ON SWAIM RD, NORTH OF POPE RD, EAST OF EBERT RD, AND WEST OF OLD SALISBURY RD. NORTH OF CARRIAGE COVE SUB.	RESIDENTIAL URBAN	103
623842	TWIN GARDENS - S COUNTY; @ INTERSECTION OF GYRO RD & RALEE RD	RESIDENTIAL URBAN	115
623848	ARDMORE EAST & SOUTH (1) - EBERT ST. BETWEEN PETERS CREEK & BOLTON AVE	RESIDENTIAL URBAN	523
623849	ARDMORE EAST & SOUTH (2) - EBERT ST. BETWEEN PETERS CREEK & BOLTON AVE.	RESIDENTIAL URBAN	463
623850	ARDMORE EAST & SOUTH (3) - EBERT ST. BETWEEN PETERS CREEK & BOLTON AVE	RESIDENTIAL URBAN	532
623851	ARDMORE CENTRAL 96 (1) - QUEEN ST TO SOUTH OF HAWTHORNE, LEISURE LN TO ONE LOT EAST OF BRENT ST	RESIDENTIAL URBAN	720
623852	ARDMORE CENTRAL 96 (2) - QUEEN ST TO SOUTH OF HAWTHORNE, LEISURE LN TO ONE LOT EAST OF BRENT ST.	RESIDENTIAL URBAN	332
623894	CLAYTON ESTATES-TWO - N. NOEL DR., E. HWY 52, S. WEBSTER RD., W. STANLEYVILLE DR.	RESIDENTIAL URBAN	188
623906	SHASTA ACRES (30004-9000) - N COUNTY; ON ACADEMY ST JUST EAST OF RURAL HALL TOWN LIMITS	RESIDENTIAL URBAN	20

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

624830	TURTLE CREEK - ON EAST SIDE OF OLD SALISBURY RD. APPROXIMATELY 1400 FT SOUTH OF WEST CLEMMONSVILLE RD	RESIDENTIAL URBAN	165
624833	SAGE MEADOW - PETERS CREEK PKY TO CLEMMONSVILLE RD; SOUTH ON OLD SALISBURY RD; SITE IS AT WAVERLY ST ON LEFT.	RESIDENTIAL URBAN	137
624836	HAYMOUNT ACRES - SW CITY N OF POPE RD., W OLD SALISBURY RD.	RESIDENTIAL URBAN	43
624837	STONESHIRE - SOUTH ON OLD SALISBURY RD. PAST GYRO RD., RIGHT ON STONESHIRE RD. JUST NORTH OF ARDMORE RD.	RESIDENTIAL URBAN	10
624838	ARDMORE VILLAGE - SOUTH ON OLD SALISBURY RD, RIGHT ON ARDMORE RD, APPROX 1100' FROM INTERSECTION TO ARDMORE VILLAGE LN ON LEFT.	RESIDENTIAL URBAN	103
624858	BUENA VISTA/REYNOLDS HIGH SCHOOL - HAWTHORNE TO SPRINGDALE TO ANGELO TO ONE LOT SOUTH OF BUENA VISTA	RESIDENTIAL URBAN	139
624862	REYNOLDA PARK & MEADOWBROOK HILLS - COLISEUM DR TO GREENBRIAR, REYNOLDA RD TO ROBINHOOD RD	RESIDENTIAL URBAN	267
624866	REYNOLDA PK/THORNFLD/REYNOLDA WD/KENT PK - COLISEUM DRIVE, REYNOLDA ROAD, KENT PARK OLD TOWN CLUB GRAYLYN CENTER, THORRNFIELD	RESIDENTIAL URBAN	163
624870	W F UNIVERSITY/WOODBERRY FOREST 9/25/92 - N CITY; BOUNDED BY UNIVERSITY PARKWAY, POLO RD, REYNOLDA RD B05	RESIDENTIAL URBAN	171
624880	CHERRYVIEW - N. CITY, E. UNIVERSITY PKWY., W. CHERRY ST., N. INDIAN A AVE.	RESIDENTIAL URBAN	105
624892	HONEYSUCKLE LANE (30005-10000) - EAST OF UNIVERSITY PKWY, NORTH OF HANES MILL RD	RESIDENTIAL URBAN	18
625822	OLD SALISBURY RD - WEST OF HWY 150, NORTH OF DAVIDSON COUNTY LINE, SOUTH EAST OF DARWICK RD 120001	RESIDENTIAL URBAN	63
625849	ARDMORE / WATSON AVE - WATSON AVE., N. OF SILAS CREEK PKWY. & S. OF HAWTHORNE RD.	RESIDENTIAL URBAN	128
625856	ATWOOD INN PLACE - NORTH-- NORTHWEST BLVD.: SOUTH-- I-40: EAST-- LYNWOOD AVE.: WEST--SOUTHERN R/R B11	RESIDENTIAL URBAN	47
625864	ARBOR PLACE - N ON UNIVERSITY PKY,LEFT ON ARBOR RD,RT ON ARBOR PLACE DR.	RESIDENTIAL URBAN	32

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

625871	CHARLTON FARMS: YELLOWSTONE LN. N, CHERRY ST. EAST, REYNOLDS BLVD SO. AND UNIVERSITY PKWY WEST	RESIDENTIAL URBAN	44
625873	WEBSTER HOMES - NW CITY, N. BETHABRA RD., E. UNIVERSITY PKWY., S MACON DR., W. CHERRY ST. (100002 \$8200)	RESIDENTIAL URBAN	264
625878	WASHINGTON PARK - NW CITY, W. CHERRY ST., E. HOME RD., N. NORTH POINT BLVD., S. OAK SUMMIT RD.	RESIDENTIAL URBAN	208
625881	HUNTERHILLS (3005-8000) - N. CITY, E. UNIVERSITY BLVD., W. GERMANTON RD. N. INDI ANNA AVE., S. SHATTALON DR.	RESIDENTIAL URBAN	248
625884	BEECHWOOD - NW CITY, S. ROBIN WOOD LN., N. CHERRY ST. EXT., W. HWY 52, E. UNIVERSITY BLVD.	RESIDENTIAL URBAN	179
625897	DOGWOOD TRAILS (030004-9000) - WEST OF STANLEYVILLE RD, SOUTH OF BROOKHILL DR	RESIDENTIAL URBAN	37
625906	CREEDMOOR DRIVE (030004-9000) - NORTHEAST OF SIMMONS RD, WEST OF MCGEE RD, SOUTH OF HWY 65	RESIDENTIAL URBAN	53
626830	LAUREL PARK/TWIN CEDARS - S CITY; BOUNDED BY HWY #150 S, BRIDGETON RD	RESIDENTIAL URBAN	193
626843	EDGEWOOD - SW CITY, ON OLD SALISBURY RD. S. I-40, AT BREWER RD.	RESIDENTIAL URBAN	86
626857	WESTHIGHLAND 4/21/92 - W. CITY, N. FIRST ST., S. NORTHWEST BLVD., W. WEST END BLVD. B08	RESIDENTIAL URBAN	80
626865	REECE HOMES 9/8/92 - NW CITY, N. ARBOR RD. E. REYNOLDA RD., S. COLISEUM DR. W. UNIVERSITY PKWY. B02	RESIDENTIAL URBAN	3
626867	SHERATON PARK - NW CITY, N. COLISEUM DR., E. REYNOLDA RD., S. FACULTY DR., W. UNIVERSITY PKWY.	RESIDENTIAL URBAN	57
626872	LAKWOOD - NW CITY, N. BETHABRA RD., E. UNIVERSITY PKWY., S. BROW NBORO RD. W. DALTON ST.	RESIDENTIAL URBAN	53
626892	ST ANDREWS PLACE (30005-10000) - ON SOUTH SIDE OF NC 66, EAST OF STANLEYVILLE DR, ON PART OF OAK SUMMIT FARM.	RESIDENTIAL URBAN	120
627835	EAGLE RIDGE - SOUTH ON PETERS CREEK PKWY (NC150 S) TO CLEMMONSVILLE RD WEST TOWARD OLD SALISBURY RD, SITE ON LEFT	RESIDENTIAL URBAN	152
627836	GRIFFITH SCHOOL HEIGHTS - SW CITY, ON CLEMMONSVILLE RD, W HWY 150 SOUTH	RESIDENTIAL URBAN	20

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

627849	ARDMORE EAST, SUNSET DR. - W. SUNSET DR, N. LINK RD. E. LOCKLAND AVE.	RESIDENTIAL URBAN	215
627853	CRAFTON HEIGHTS (WEST) - S W CITY; BOUNDED BY CORONA ST ON EAST SIDE & BUS I-40 ON NORTH SIDE	RESIDENTIAL URBAN	93
627855	WEST END HEIGHTS 5/6/92 - NORTH: FIRST ST. / SOUTH: I-40 / EAST: FOURTH ST. WEST: SUNSET DR. B15	RESIDENTIAL URBAN	146
627857	WEST END, NORTH SECTION - WEST, WEST END BVD., EAST, BROAD AND GREEN ST, NORTH, WEST END BVD., SOUTH, FIRST ST.	RESIDENTIAL URBAN	245
627865	WOMBLE ESTATES 9/9/92 - NW CITY, N. ARBOR R., E. REYNOLDA RD., S. COLISEUM DR. W. UNIVERSITY PKWY. B02	RESIDENTIAL URBAN	6
627896	TEMORA LAKE ESTATES (30005-10000) - BETHANIA; BOUNDED BY STANLEYVILLE DR TO THE WEST, GERM- ANTON RD IS EAST, & HWY 66 IS SOUTH.	RESIDENTIAL URBAN	152
627900	RIDGECLIFF (30004-9000) - N COUNTY; ON STANLEYVILLE DR	RESIDENTIAL URBAN	157
627903	THE FIELDS AT JOHNSONS FARM - NORTH ON BROAD ST, EAST ON ADADEMY ST, SOUTH ON SIMMONS RD TO CRAIGBERRY CT, SOUTHEAST OF RURAL HALL	RESIDENTIAL URBAN	39
628830	WILSHIRE ESTATES - S. CITY, ON HWY 150, S. CLEMMONSVILLE RD. AT BRIDGTON RD.	RESIDENTIAL URBAN	233
628835	SIDES RD - N. DAVIDSON CTY., E. & ON HWY 150, S. CLEMMONSVILLE RD W. WYANDOTTE AVE.	RESIDENTIAL URBAN	27
628853	CRAFTON HEIGHTS (EAST) - S W CITY; BOUNDED BY CORONA ST, BUS I-40, PETERS CREEK PKWY	RESIDENTIAL URBAN	88
628855	WESTDALE 4/1/92 - WESTDALE AVE. FROM FIRST ST. TO I-40 B15	RESIDENTIAL URBAN	20
628873	DALTONIA - N. CITY, W. INDIANA AVE., S. NORTH POINT BLVD., E. CHERRY ST., N. REYNOLDS BLVD.	RESIDENTIAL URBAN	154
628876	JENKINS (100002-8200) - N. CITY, N. INDIANNA AVE., W. ALSPAUGH CIR., E. CHERRY ST., S. HWY 52	RESIDENTIAL URBAN	135
628879	RETNUH HILLS (100002-8200) - N. CITY, W. HWY 52, N. INDIANNA AVE., E. UNIVERSITY BLVD., S. SHATTALON DR.	RESIDENTIAL URBAN	209

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

628894	HOLLY RIDGE (30004-9000) - BETHANIA; BOUNDED BY PHELPS CR.TO THE WEST, HWY.66 TO THE SOUTH, PEBBLEBROOK IS NORTH & HWY.8 IS EAST.	RESIDENTIAL URBAN	27
628905	BISHOPS RIDGE (30004-9000) - AT END OF CREEDMOOR DR IN RURAL HALL OFF ACADEMY ST	RESIDENTIAL URBAN	58
629861	NEIL PLACE - ON WEST SIDE OF UNIVERSITY PKWY, NORTH OF WEST 13TH ST SOUTH OF 14TH ST, EAST OF THURMOND ST	RESIDENTIAL URBAN	40
629862	WOODROW PLACE - NW CITY, N. NORTHWEST BLVD., E. REYNOLDA RD., S. 25TH. ST., W. CHERRY ST.	RESIDENTIAL URBAN	592
629866	NORWELL - N. CITY, N. EIGHTEENTH ST., E. REYNOLDA RD., S. 27 TH ST., W. GREENWAY RD.	RESIDENTIAL URBAN	400
629879	TRENT HILL - W. OF HWY 52; N. OF INDIANA AVE;S OF SHATTALON DR; (N. CHERRY ST TO ATHENS DR, TO DISHER ST.)	RESIDENTIAL URBAN	35
629891	PLANTATION HOMES (30005-10000) - N. OF CITY, N. OAK SUMMIT RD., S. OAK HOLLOW RD., W. GERMANTON RD., E. WINDY HILL RD. 381	RESIDENTIAL URBAN	115
629903	REDWINE/LIQUITA ESTATES (30002-9000) - WEST OF GERMANTON RD, SOUTH OF CREEDMOOR DR	RESIDENTIAL URBAN	76
630830	BRIDGTON PLACE - ON NORTH SIDE OF BRIDGTON RD. JUST WEST OF FOLLANSBEE RD & EAST OF WILSHIRE GOLF COURSE	RESIDENTIAL URBAN	248
630832	HICKORY GROVE\LITTLE BROOK FOREST - SSE CITY;BOUNDED BY HICKORY RIDGE TO THE NORTH,MAIN ST IS EAST,OCALA LN IS WEST & WILLMOR DR IS SOUTH.	RESIDENTIAL URBAN	92
630834	KINGSTREE - S. CITY, N.OCULLA DR. E. SIDES RD. S. CLEMMONVILLE RD. W. MAIN ST.	RESIDENTIAL URBAN	492
630838	ROCK CREST - S. CITY, N. BRIDGTON RD., E. HWY 150, S. CORPORATION PKWY., W. HWY 52	RESIDENTIAL URBAN	711
630844	WOODVALE HEIGHTS - S. CITY, N. WEISNER ST., E. PETERSCREEK PKWY., S. I-40 W. MAIN ST.	RESIDENTIAL URBAN	498
630850	GRANVILLE PLACE (NORTH) - S. CITY, N. LINK RD., E. PETERSCREEK RD., S. ACADEMY ST., W. MAIN ST. (50)	RESIDENTIAL URBAN	404
630853	PIEDMONT COLLEGE - S CITY; BOUNDED BY PETERS CREEK PKWY, ACADEMY ST, POPLAR ST, COTTON ST (60)	RESIDENTIAL URBAN	296

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

630858	WEST END HOTEL AND LAND CO. 6/10/92 - NORTH--7TH STREET: SOUTH--6TH STREET: EAST--BUXTON STREET: WEST--BROAD STREET. B10	RESIDENTIAL URBAN	105
630860	KIMBERLY - N. CITY, N. 13TH ST., W. OAK ST., S. PITTSBURG AVE., E GARFIELD AVE.	RESIDENTIAL URBAN	79
630863	GLENN OAKS-PHASE III A - N UNIVERSITY PKY,E ON NORTHWEST BLVD,NORTH ON UNDERWOOD AVE,EAST ON MCDANIEL ST,SOUTH ON WILSON TERR	RESIDENTIAL URBAN	27
630865	ALTA VISTA - NW. CITY, N. 20TH ST., E. UNIVERSITY PKWY., S. 25TH ST W. GREENWAY AVE. NEIB 130 LAND RATES	RESIDENTIAL URBAN	254
630875	MARVIN HEIGHTS - NW CITY, N. INDIANA AVE., E. MOTOR RD., W. PARKWOOD VE., S. OAK SUMMIT RD.	RESIDENTIAL URBAN	85
630883	NORTH OAKS AT OAK SUMMIT - NORTH ON US 52 RIGHT ON GERMANTON RD RIGHT @ OAK SUMMIT RD, NORTH OAKS DR ON RIGHT ACROSS FROM HIGHLAND TRACE R	RESIDENTIAL URBAN	187
631848	WASHINGTON PARK - SOUTH - NORTH; VINTAGE AVE : SOUTH; BANNER AVE : EAST; MAIN ST : WEST; PARK BLVD.	RESIDENTIAL URBAN	271
631851	GRANVILLE PLACE (SOUTH) - S. CITY, N. BOND ST., E. SHOBER ST. S. WALNUT ST., W. MULBERRY ST.	RESIDENTIAL URBAN	36
631864	GLENN OAKS - NORTH ON UNIVERSITY PKY,RIGHT ON 23RD ST,GO TO S M CAESAR DR.SITE WILL BE OFF OF S M CAESAR DR	RESIDENTIAL URBAN	82
631873	FOREST HILLS (100002-82000 - N. CITY, N. INDIANA AVE., W. PATTERSON AVE., S. HWY 52 E. MOTOR RD.	RESIDENTIAL URBAN	165
631875	NORTH HILLS (030005-8000) - N. CITY, S. HWY 52, W. PATTERSON AVE., E. MOTOR RD., N INDIANA AVE.	RESIDENTIAL URBAN	215
631882	GLADSTONE COURTS (80001-5000) - NW OF CITY, S. OAK SUMMIT RD., E. GERMANTON RD., W. RUAL HALL RD. N. MOTOR RD.	RESIDENTIAL URBAN	49
631884	BROOKFIELD RIDGE - NORTHERN W-S, ON OAK SUMMIT RD, BETWEEN WHITTIER RD & NESTON DR	RESIDENTIAL URBAN	25
631886	COUNTRY CLUB ANNEX/PINE BRK COUNTRY CLUB - N. WHITTIER RD., E. GERMANTON RD., S. HWY 66, W. OLD RURAL HALL RD. (030005-10000)	RESIDENTIAL URBAN	193

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

632831	FOLLANSBEE RD - N. DAVIDSON CTY., E. HWY 150, S. CLEMMONSVILLE RD., W. HWY 52	RESIDENTIAL URBAN	136
632836	KONNOAK VILLAGE - WEST SIDE KONNOAK DR 500 FEET NORTH OF MAIN ST	RESIDENTIAL URBAN	57
632862	PROVIDENCE SQUARE - N CITY; BOUNDED BY SOUTHERN R/R, NORTHWEST BV, TRADE ST	RESIDENTIAL URBAN	49
632881	FAIR OAKS (080001-5000) - NW OF CITY, S. OAK SUMMIT RD., E. GERMANTON RD., W. RUAL HALL RD., N. MOTOR RD.	RESIDENTIAL URBAN	50
632882	SUMMIT POINTE - NORTH SIDE OF OAK SUMMIT RD NORTH OF STONEWALL ST	RESIDENTIAL URBAN	100
632885	COUNTRY CLUB RIDGE - OAK SUMMIT RD,RT ON WHITTIER RD,RT ON LEGARE DR,LFT ON NOVACK ST,RT ON FAIRWAY FOREST DR	RESIDENTIAL URBAN	87
633834	SOUTHVIEW - S. CITY, N. OVERDALE AVE., E. HWY 150, S. CLEMMONSVILLE RD., W. HWY 52 (71)	RESIDENTIAL URBAN	236
633839	KONNOAK ACRES - S. CITY, N. CLEMMONSVILLE RD., E. HWY 150, S. CORP. PKWY., W. STOCKTON ST.	RESIDENTIAL URBAN	346
633841	ANDERLEIGH - S. CITY, N. CLEMMONSVILLE RD., E. BUCHANAN ST., S BETH AVE., W. HWY 52	RESIDENTIAL URBAN	209
633846	CENTRAL TERRACE - S. CITY, N. SILAS CREEK PKWY., E. PETERS CREEK PKWY. S BANNER ST., W. HWY 52	RESIDENTIAL URBAN	499
633847	WAKEFIELD: BANNER AVE. NO., MAIN ST. E, SILAS CREEK PKWY SO, PETERS CREEK PKWY W.	RESIDENTIAL URBAN	230
633849	N C SCHOOL OF THE ARTS - S CITY; BOUNDED BY HALED ST, WAUGHTOWN ST, SALEM CREEK NBHD 60	RESIDENTIAL URBAN	96
633853	OLD SALEM - OLD SALEM	RESIDENTIAL URBAN	113
633866	BON AIR/GREENWAY PLACE OF NORTH WINSTON - N CITY; BOUNDED BY THIRTIETH ST,INDIANA AVE, R/R RWY, KILKARE AVE, MILLBROOK AVE, COMM RATE FROM 130	RESIDENTIAL URBAN	770
633874	TALLYWOOD (080001-5000) - N. CITY, N. AKRON DR., W. HWY. 52, E. PATTERSON AVE., S. KAPP ST.	RESIDENTIAL URBAN	111
633880	GRENADA LAKES ESTATES (80001-5000) - . OF CITY, N. KAPP RD., E. PATTERSON AVE., S. OLD HOLLOW RD. W. OLD RUAL HALL RD. COMM RATES = 100	RESIDENTIAL URBAN	260

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

633887	PINEBROOK MANOR - N COUNTY; ON OLD RURAL HALL RD	RESIDENTIAL URBAN	42
633889	NORTHCHESTER (030005-10000) - EAST SIDE OF OLD RURAL HALL RD, NORTH OF KAREN CR, SOUTH OF OLD HOLLOW RD	RESIDENTIAL URBAN	24
633897	RAVEN FOREST - NORTH ON NC HWY 8, EAST ON OLD HOLLOW RD TO PROVIDENCE CHURCH RD, RAVEN FOREST TRAIL ON LEFT	RESIDENTIAL URBAN	17
633913	NORTHSIDE ESTATES/BLUE BERRY HILL - N COUNTY; BOUNDED BY ABSHIRE RD, BETHANIA-RURAL HALL RD (030002-9000)	RESIDENTIAL URBAN	153
633915	TWIN COUNTY ESTS (03000-9000) - N COUNTY; BOUNDED BY MEMORY LANE, BETHANIA-RURAL HALL RD (HWY #65)	RESIDENTIAL URBAN	87
634844	WOODLEIGH TERRACE - S. CITY, N. CASELL ST., E. KONNOAK DR., S. CORP. PKWY. W. HWY 52	RESIDENTIAL URBAN	382
634862	OLD NORTH ELEMENTARY SCHOOL AREA - NE CITY; BOUNDED BY EAST THIRTEENTH ST, NORTH PATTERSON AVE, SEVENTEENTH ST, R/R RWY, COMM RATES = 130	RESIDENTIAL URBAN	120
634882	CHERRY HILL (080001-5000) - NE OF CITY, N. OAK SUMMIT RD., W. OLD RURAL HALL RD., WHITTIER RD., S. OLD HOLLOW RD.	RESIDENTIAL URBAN	79
634888	MARSHALL HEIGHTS - N COUNTY; ON OLD RURAL HALL RD	RESIDENTIAL URBAN	41
634894	REUBEN'S RIDGE - OFF PROVIDENCE CHURCH RD	RESIDENTIAL URBAN	21
635835	LEXWIN - S. CITY, N. OVERDALE R., E. S. MAIN ST., W. CORNELL ST W. OLD LEXINGTON RD.	RESIDENTIAL URBAN	132
635838	STARMOUNT\WESTON\ELLEDGE DEV. - SSE CITY;BOUNDED BY MAIN ST TO THE WEST,CASSELL ST IS NORTH,OVERDALE ST IS EAST & WAINRIGHT AV IS SOUTH.	RESIDENTIAL URBAN	282
635842	SOUTHCREST HOMES - S. CITY, N. CLEMMONSVILLE RD., E. MAIN ST., S. WRIGHT ST. W. HWY. 52	RESIDENTIAL URBAN	160
635843	KONNOAK RIDGE: CASSELL ST. SOUTH, MAIN ST. WEST, I-40 NORTH AND U.S. 52 EAST	RESIDENTIAL URBAN	52
635847	CENTERVILLE: FAYETTEVILLE ST. NO., WAUGHTOWN ST. EAST, HALED ST. SO., SUNNYSIDE AVE. WEST	RESIDENTIAL URBAN	55
635850	HAPPY HILLS GARDENS (HOUSING) - NORTH OF MOCK ST & EAST OF FREE STREET	RESIDENTIAL URBAN	55

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

635851	LIBERIA - SE CITY, N. WAUGHTOWN ST., E. SALEM AVE., S. STADIUM DR. W. HWY 52 NBHD 60	RESIDENTIAL URBAN	141
635864	NORTHEAST WINSTON REDEVELOPMENT II - EAST SIDE OF US HWY 52, SOUTH OF 22ND ST, WEST OF CLEVELAND AVE, NORTH OF BETHLEHEM LN @ NEW HOPE REDEV	RESIDENTIAL URBAN	25
635875	MONTVIEW (SOUTH) - N. CITY, E. HWY. 52, W. GLENN AVE., S. KAPP ST. N. HANES AVE.	RESIDENTIAL URBAN	282
635877	MONTVIEW - N. CITY, N. KAPP ST., W. TISE AVE., E. PATTERSON AVE., S. MOTOR RD.	RESIDENTIAL URBAN	25
635891	GRUBB STREET/MCCUISTON STREET - SOUTH OF HWY 66, EAST OF OLD RURAL HALL RD	RESIDENTIAL URBAN	35
636837	SOUTHDALE - S. CITY, N. OLD MILWAUKEE LN., E. HWY 52, S. CLEMMONSVILLE RD. W. UTICA ST.	RESIDENTIAL URBAN	91
636862	EAST WINSTON RENEWAL PROJECT (SHEET 1) - E CITY; BOUNDED BY EAST TWELFTH ST, CLEVELAND AVE COMM RATES FROM 90 (100002-8200)	RESIDENTIAL URBAN	73
636876	MINERAL SPRINGS PARK (80001-5000) - N. CITY, W. OLD RURAL HALL RD.,S. MOTOR RD., N. EFIRD ST.	RESIDENTIAL URBAN	258
636889	DESIREE ACRES - E ON OLD HOLLOW RD.RT ONTO ASIA CHANEL DR.SITE AFTER OAKMONT RIDGE DR & BEFORE BAUX MOUNTAIN RD.	RESIDENTIAL URBAN	18
636890	OAKMONT PH 1 IN SALEM CHAPEL 80001 - ON SOUTH SIDE OF OLD HOLLOW RD (NC HWY 66) AT INTERSEC OF PROVIDENCE CHURCH RD EAST OF OLD RURAL HALL RD	RESIDENTIAL URBAN	36
637829	KENDALL FARMS - NORTH OF BARNES RD EAST OF WS SB RR	RESIDENTIAL URBAN	139
637830	ENCLAVE AT MEREDITH WOODS: U.S. HWY 52 W, OLD LEXINGTON RD. E, BARNES RD. S	RESIDENTIAL URBAN	31
637857	CAMERON PARK - E. CITY, N. I-40, E. CLEVELAND AVE., S. NEW WALKERTOWN RD., W. LOWERY ST.	RESIDENTIAL URBAN	291
637863	LIBERTY HEIGHTS - NE CITY, N. 14TH ST., E. LIBERTY ST., S. 22ND ST., W. JACKSON AVE., COMM RATES = 90	RESIDENTIAL URBAN	186
637865	ALEXANDER HEIGHTS - NE CITY, N. 18TH ST., E. HWY. 52, S. FAIRCHILD RD., W. DOUGLAS ST.,COMM RATES = 90	RESIDENTIAL URBAN	648

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

637875	OGBURN STATION - NE CITY, N. MCCREARY ST. E. TISE AVE., S. DON AVE., W. OLD RUAL HALL RD.	RESIDENTIAL URBAN	67
637876	STONE TERRACE - WEST SIDE OLD RURAL HALL RD 1400' NORTH OF LIBERTY ST	RESIDENTIAL URBAN	30
637877	COX ESTATES - NE CITY, N. OLD WALKERTOWN RD., E. STOWE ST., S. OAK SUMMIT RD. W. OGBURN AVE. NBHD 100	RESIDENTIAL URBAN	110
637880	PLEASANT VIEW - N. CITY, W. BAUX MOUNTAIN RD., S. OAK SUMMIT RD., E. STARMOUNT DR., N. KAPP RD. COMM RATES = 100	RESIDENTIAL URBAN	454
637900	NARROW WAY - NORTHEAST OF SHILOH CHURCH RD, SOUTH OF MEMORIAL INDUSTRIAL SCHOOL RD, AT NARROW WAY LN 110006	RESIDENTIAL URBAN	34
638830	MAE-LEN-MANOR\FIELDCREST - B'BAY; BOUNDED BY SOUTHFORK CREEK TO THE NORTH,OLD LEX. RD IS EAST,HWY 52 IS WEST & SHADOW LN IS SOUTH.	RESIDENTIAL URBAN	66
638831	MEREDITH WOODS - US 52 SOUTH TO MAIN ST S, LEFT ON BARNES RD EAST OF RR WEST OF OLD LEXINGTON RD ON NORTH SIDE OF BARNES RD	RESIDENTIAL URBAN	67
638839	EDEN HEIGHTS - S. CITY, N.; BARNES RD., E. SOUTHDALE DR., S. CLEMMONS VILLE RD., W. LAMBERTH ST.	RESIDENTIAL URBAN	75
638845	WACHOVIA HOMES - S. CITY, N. I-40, E. OLD LEXINGTON RD., S. SPRAGUE ST. W. BURGANDY ST.	RESIDENTIAL URBAN	228
638851	COLUMBIA HEIGHTS - SE CITY, N. WAUGHTOWN ST., E. HWY. 52, S. PARKVIEW ST. W. MARTIN LUTHER LUTHER KING BLVD.	RESIDENTIAL URBAN	169
638861	COMMUNITY REDEVELOPMENT SEC. I - E. CITY, N. 10TH ST., E. FILE AVE., S. 12TH ST., W. CAMERON AVE. COMM RATES = 90	RESIDENTIAL URBAN	140
638862	SHADYMOUNT/JACKSON/FOURTEENTH - NE CITY;BOUNDED BY TWELFTH ST, CLEVELAND AV, SEVENTEENTH ST AND DELLOABROOK,COMM RATES = 90	RESIDENTIAL URBAN	164
638892	MARSHALLGATE - ON NORTH SIDE OF NC 66 OLD HOLLOW RD, E OF PROVIDENCE CHURCH RD, WEST OF BAUX MOUNTAIN RD NEAR HOLLOW FOREST	RESIDENTIAL URBAN	78
639820	FRIENDLY ACRES DR/RAINWOOD DR - WEST OF HWY 52 AT DAVIDSON COUNTY LINE (040001)	RESIDENTIAL URBAN	54

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

639828	BARNSWORTH - S. CITY, N. FISHELL RD., E. LOVILL DR., S. BARNES RD. W. LEXINGTON RD.	RESIDENTIAL URBAN	72
639841	GREEN PARK\CARLTON BLUFF - B'BAY;BOUNDED BY OLD LEXINGTON RD TO THE EAST,HWY 311 IS NORTH,HEITMAN DR IS WEST & CTY LIM IS SOUTH.	RESIDENTIAL URBAN	369
639847	REYNOLDS PLACE - S. CITY, N WAUGHTOWN ST., E. MAIN ST., S. TOWER ST.,W. PEACHTREE ST.	RESIDENTIAL URBAN	330
639857	SKYLAND - E. CITY, N. I-40, E. DUNLEITH AVE., S. NEW WALKERTOWN RD., W. FIFTH ST.	RESIDENTIAL URBAN	289
639860	FERRELL HEIGHTS - E. CITY, N. WEST END BLVD., E. GRAY AVE., S. 12TH ST., W. ADDISON AVE.	RESIDENTIAL URBAN	332
639862	BLAIR & OAKLEY HOMES - NE CITY, N. 11TH ST., E. CLEVELAND AVE., S. BOWEN BLVD W. WALKERTOWN RD. COMM RATES = 90	RESIDENTIAL URBAN	293
639863	OAK HILL - NE CITY, N. 14TH ST., E. JACKSON ST., S. 19TH ST., W. ATTUCKS AVE. COMM RATES = 90	RESIDENTIAL URBAN	144
639877	COXWOOD - NE CITY, E. BAUX MOUNTAIN RD., S. OPPORTUNITY RD., N. OLD WALKERTOWN RD. W. STOWE ST.	RESIDENTIAL URBAN	43
639879	WENTWORTH ESTATES - NE CITY, N. DON AVE., E. BAUX MOUNTAIN RD., S. OAK SUMMIT RD. W. OLD RUAL HALL RD.	RESIDENTIAL URBAN	111
640831	SALEM SPRINGS - ON WEST SIDE OF OLD LEXINGTON RD, SOUTH OF SF/MUDDY CK NORTH OF BARNES RD/FRIENDSHIP-LEDFORD RD,EAST OF US 52	RESIDENTIAL URBAN	252
640836	CASA VISTA LAKES\CASA HTS\SPRING LAKE - B'BAY;BOUNDED BY OLD LEX.RD.TO THE WEST,TEAGUE RD IS SOUTH,CASH DR IS EAST & GLENCAREN RD IS NORTH.	RESIDENTIAL URBAN	170
640837	KINGSBERRY PARK 5/12/92 - BOUNDED BY OLD LEX RD TO WEST, LEARWOOD CR TO EAST, WALTRUDE LN TO SOUTH, & W-S CITY TO NORTH. B08	RESIDENTIAL URBAN	26
640845	WAUGHTOWN ONE - WAUGHTOWN, SOUTHEAST OF CITY	RESIDENTIAL URBAN	472
640861	SLATER PARK - E. CITY, N. FERRELL ST., E. RICH AVE., S. 14TH ST., W. NEW WALKERTOWN RD.	RESIDENTIAL URBAN	103
640866	VANTAGE VIEW - NE CITY, N. 24TH ST., E. NEWARK ST., S. 31ST ST., W. CARVER SCHOOL RD.	RESIDENTIAL URBAN	212

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

641841	W.C.CHARLES\JACQUELINE ACRES - ESE CITY;BOUNDED BY HWY 311 TO THE NORTH,OLD LEX.RD IS WEST,THOMASVILLE RD IS EAST,CITY LIMIT IS SOUTH. (071)	RESIDENTIAL URBAN	439
641864	BOWEN PARK - NE CITY, N. 18TH ST., E. BOWEN BLVD., S. 25TH ST., W. NEW WALKERTOWN RD.	RESIDENTIAL URBAN	125
641872	CARVER LAKE\NORTHWOOD EST. - NE CITY; WITH CARVER SCH. RD.TO THE EAST, WHITE ST.IS NORTH,SMITH-REY.AIRPORT IS WEST,& MILTON DR IS SOUTH	RESIDENTIAL URBAN	421
641874	WHITFIELD DEV - ENE CITY; WITH CARVER SCHL.RD TO THE EAST, BAINBRIDGE DR IS SOUTH, LANSING RD IS NORTH,& THE AIRPORT IS WEST	RESIDENTIAL URBAN	81
641876	BINFORD PARK - NE CITY, N. LELAND AVE., E. OLD RUAL HALL RD., S. JORDON DR., W. MT. PLEASANT AVE. 80002	RESIDENTIAL URBAN	308
641890	PHELPS HOMES - NE OF CITY, N. MIRAMAR RD., E. BAUX MOUNTAIN RD., S. OAK HOLLOW RD. W. BURDETTE RD.	RESIDENTIAL URBAN	47
642844	WAUGHTOWN TWO - SE CLEMMONSVILLE RD., N. US 311	RESIDENTIAL URBAN	297
642847	WAUGHTOWN THREE - WAUGHTOWN, SOUTHEAST OF CITY	RESIDENTIAL URBAN	257
642848	WAUGHTOWN FOUR - SOUTHEAST OF CITY (070)	RESIDENTIAL URBAN	312
642849	PLEASANT HILL - SOUTHEAST CITY, N OF WAUGHTOWN ST., EAST OF ARGONNE BV WEST OFF PLEASANT ST. ON HILL LN., NEW FOR 1997	RESIDENTIAL URBAN	52
642851	MORNINGSIDE MANOR - SE CITY, N. WAUGHTOWN ST., E. STATIUM DR., S. REYNOLDS PARK RD., W. BUTLER ST.	RESIDENTIAL URBAN	472
642856	SLATER HEIGHTS - SE CITY, N. LOWERY ST., E. MARTIN LUTHER KING BLVD., S I-40, W. BOULDER PARK RD.	RESIDENTIAL URBAN	46
642858	SKYLAND PARK - E CITY; BOUNDED BY GARDNER ST, EDNA ST	RESIDENTIAL URBAN	109
642870	CARVER HILLS/SHAW ROAD DEV - E CITY; BOUNDED BY MILTON DR, PROSPECT DR	RESIDENTIAL URBAN	47
642871	WHITFIELD - E CITY; ON PROSPECT ST	RESIDENTIAL URBAN	100
642875	CARVER GLEN - BOUNDED BY LANSING DR TO THE NORTH; CARVER SCHL RD TO THE EAST; WHITE IS SOUTH & HENRY ST TO THE WEST.	RESIDENTIAL URBAN	26

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

643838	KIMBALL ACRES - S. CITY, N. TEAGUE RD., E. LEXINGTON RD., S. CASH DR. W. BADEN RD.	RESIDENTIAL URBAN	92
643861	LAKE PARK - CITY; WINSTON LAKE RD RIGHT WATER WORKS TO KINGSGATE DR.,RIGHT ON WALLINGFORD RD., DEAD END LAKE PARK	RESIDENTIAL URBAN	43
643867	CASTLE HEIGHTS - NE CITY; BOUNDED BY NEW WALKERTWN RD TO THE EAST,BOWEN RD IS SOUTH, MILTON DR IS NORTH,& THE AIRPORT IS WEST.	RESIDENTIAL URBAN	306
643870	CARVER HIGH SCHOOL - E CITY; ON CARVER SCHOOL RD	RESIDENTIAL URBAN	81
643872	MONTICELLO PARK - E CITY; BOUNDED BY CARVER SCHOOL RD, CARVER HIGH SCH.	RESIDENTIAL URBAN	119
643873	CASTLE HEIGHTS/PAGELAND ACRES/PANNEL DEV - E CITY; BOUNDED BY CARVER SCHOOL RD, PAGE ST	RESIDENTIAL URBAN	119
643875	LANSING ACRES - LANSING DRIVE NEAR CARVER SCHOOL 190001	RESIDENTIAL URBAN	13
643879	MOUNT PLEASANT HILLS - NE CITY, N. OLD WALKER TOWN RD., E. CIRCLE DR., S. OLD HOLLOW RD., W. DIPPEN RD. 80002	RESIDENTIAL URBAN	230
643893	MOUNTAIN BROOK TRAIL/BAUX MOUNTAIN RD - EAST OF BAUX MOUNTAIN RD, NORTH OF HWY 66, SOUTH OF SHILOH CHURCH RD 110003,80002	RESIDENTIAL URBAN	41
643895	BAUX MOUNTAIN ROAD/SHILOH CHURCH ROAD - EAST OF BAUX MOUNTAIN RD, NORTH OF MOUNTAIN BROOK TRL SOUTH OF PRIDDY RD 110006	RESIDENTIAL URBAN	29
644840	CEDAR SPRINGS - S. CITY, N. CASH DR., E & S. REED ST., W. MEADOWVIEW DR.	RESIDENTIAL URBAN	83
644859	LEWIS SUBDIVISION - E CITY; ON BARBARA JANE AVE & CHANDLER ST	RESIDENTIAL URBAN	90
644861	WINSTON LAKE ESTATES - E CITY; ON WATERWORKS RD	RESIDENTIAL URBAN	80
644866	FAIRVIEW PARK - NE CITY, N. BOWEN BLVD., E. CARVER SCHOOL RD. S. HAMPT ON RD., W. HWY 158	RESIDENTIAL URBAN	73
644877	LANSING RIDGE - NW ON OLD WALKERTOWN RD, SOUTH ON CARVER SCHOOL RD, EAST ON LANSING DR TO LASLEY DR (LEFT), W OF OAK RIDGE	RESIDENTIAL URBAN	157

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

644878	ANCELL ACRES - ON SOUTH SIDE OF OLD WALKERTOWN RD & N& W RR AT INTER- SECTION OF DAVIS RD EAST OF ERIN ST	RESIDENTIAL URBAN	12
644882	CHERRY PARK - WEST SIDE DAVIS RD 1 MILE NORTH OF OLD WALKERTOWN RD	RESIDENTIAL URBAN	6
645831	SPRING HOUSE SEC 4 - OLD LEXINGTON RD SOUTH TO FRIENDSHIP-LEDFORD RD,LEFT O SPRINGHOUSE FARM RD, RD FRONT LOTS CHARGED IN DAVIDSON	RESIDENTIAL URBAN	215
645836	SOUTH OAK RIDGE - SOUTH ON NC 109, RIGHT ON TEAGUE RD, ON NORTH SIDE OF RD JUST PAST HARTSOE RD	RESIDENTIAL URBAN	21
645844	WAUGHTOWN FIVE - SOUTH OF WAUGHTOWN, N. HWY 311	RESIDENTIAL URBAN	523
645848	WAUGHTOWN SIX - SOUTHEAST OF CITY, NORTH OF WAUGHTOWN ST.	RESIDENTIAL URBAN	156
645852	REYNOLDS PARK - SE CITY, N. WAUGHTOWN ST., E. FLATROCK RD., S. I-40, W TERRY RD.	RESIDENTIAL URBAN	364
645858	CITY VIEW - E CITY; BOUNDED BY KINARD ST, I-40, GOLER ST	RESIDENTIAL URBAN	509
645863	WINSTON LAKE/WATERWORKS ACRES - ALONG WATERWORKS AND WINSTON LAKE	RESIDENTIAL URBAN	37
645876	RICHARD R.HENSEL PROP - MF2;OLD WALKERTOWN RD IS NORTH, ORCHID DR IS SOUTH, LASLEY DR IS WEST & HESTER ST IS EAST.	RESIDENTIAL URBAN	43
645887	DAVIS ROAD/HWY 66 - EAST OF DAVIS RD, SOUTH OF HWY 66, WEST OF CREWS LN	RESIDENTIAL URBAN	34
646839	MEADOWVIEW - S. CITY, N. THOMASVILLE RD., E. BADEN R., S. HWY 311, W. UNION CROSS RD.	RESIDENTIAL URBAN	64
646841	HIGHLANDS - S. CITY, N & E HWY 109, S. HWY 311, W. WILLARD RD.	RESIDENTIAL URBAN	58
646851	STONEFIELD CROSSING: REYNOLDS PARK DR. TO THE NORTH & EAST, WAUGHTOWN ST. SOUTH & BUTLER ST. WEST.	RESIDENTIAL URBAN	47
646871	EBONY HILLS - ENE CITY; NORTH HAMPTON RD IS EAST, SOLON ST IS SOUTH, FLORA LN IS NORTH, & POMEROY DR IS WEST. 19001 100	RESIDENTIAL URBAN	95
646873	COVINGTON SUBDIVISION PH 1A - OFF NORTHAMPTON DR; N. OF US HWY 311 & DANUBE DR;WEST OF BRUSHY FORK CREEK.	RESIDENTIAL URBAN	48
646874	TURNKEY 3\JEFFERSON GARDENS - ENE CITY;NORTH HAMPTON DR IS EAST, CARVER SCHOOL RD IS WEST,FLORA LN IS SOUTH, & SELL RD IS NORTH.	RESIDENTIAL URBAN	302

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

646877	NORTHWOODS DEV - MF2; FIELD LN IS SOUTH, DIXON ST IS EAST, LASLEY DR IS WEST, & OLD WALKERTOWN RD IS NORTH.	RESIDENTIAL URBAN	68
646879	PERRY HOMES - NE OF CITY, N. OLD WALKERTOWN RD., E. DAVIS RD., S.OAK HOLLOW RD., W. DIPPEN RD.	RESIDENTIAL URBAN	30
646886	DAY ACRES\A.D.WILSON - MF1; BOUNDED BY OLD HOLLOW RD TO THE NORTH, DAVIS RD IS WEST, FLETCHER RD IS EAST, & DAY RD IS SOUTH.	RESIDENTIAL URBAN	134
647878	DIXON HOMES - NE OF CITY, N. NEW WALKERTOWN RD., E. OAK RIDGE DR., S OLD WALKERTOWN RD., W. NORTHAMPTON DR.	RESIDENTIAL URBAN	62
647882	CREEKWOOD ACRES - NE CITY; WITH DIPPEN RD TO THE EAST, DAVIS RD. IS WEST OLD WALKERTWN RD IS SOUTH, & SITKA RD IS NORTH	RESIDENTIAL URBAN	181
648838	HUNTERWOOD - ON NORTH SIDE OF HWY 109 S PASSING TEAGUE RD ON RIGHT NEAR INTERSECTION OF UNION CROSS RD AT FIDDLERS CK APT	RESIDENTIAL URBAN	110
648839	MOLLIE MANOR - B'BAY;BOUNDED BY UNION CROSS RD TO THE SOUTH, WILLARD RD IS NORTH & EAST, FIDDLERS CREEK IS WEST. (040004)	RESIDENTIAL URBAN	32
648848	WAUGHTOWN SEVEN - WAUGHTOWN,SOUTH EAST OF CENTER CITY	RESIDENTIAL URBAN	390
648858	ROCKLEDGE - W. CITY, N. LOWERY ST., E. PONTIAC ST., S. I-40, W. LINVILLE RD.	RESIDENTIAL URBAN	15
648861	BARRY STREET - E CITY: OLD GREENSBORO RD @ BARRY ST	RESIDENTIAL URBAN	19
648863	DURMYER PARK - MF2; CHELMSFORD DR IS NORTH, WINSTON LAKE IS WEST, REIDSVILLE RD IS EAST, & OLD G'BORO RD IS SOUTH.	RESIDENTIAL URBAN	55
648866	CASTLESHIRE - NW OF CITY, N. OLD GREENSBORO RD., E. NEW WALKERTOWN RD., S. BEESON DAIRY RD., W. OLD WALKERTOWN RD.	RESIDENTIAL URBAN	184
649870	BEESON ACRES\BRIARWOOD - MF2; BEESON DAIRY RD IS SOUTH, BRUSHY FORK CREEK IS EAST,NEW WALKERTWN RD IS EAST, & ELISHA LN IS NORTH.	RESIDENTIAL URBAN	56

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

650838	CROSSLANDS - B'BAY;BOUNDED BY UNION CROSS RD TO THE SOUTH,WILLARD RD IS NORTH & EAST, THOMASVILLE RD IS WEST. (040004)	RESIDENTIAL URBAN	69
650847	WAUGHTOWN EIGHT - S. SPRAUGE ST. ,W. BROADBAY ST.	RESIDENTIAL URBAN	92
650850	PARKVIEW ACRES - SE CITY, N. WAUGHTOWN ST. E. REYNOLDS PARK RD. S. SALEM LAKE RD. W. NICHOLSON RD.	RESIDENTIAL URBAN	19
650863	CREWS HOMES - NW CITY, N. OLD GREENSBORO RD., E. HWY 158, S. GROVER ST., W. HUBBARD RD.	RESIDENTIAL URBAN	65
651846	STEWART GARDENS - SE CITY, N. NEW I40, E. COLE RD., S. WALSH RD. W. GREE N POINT RD.	RESIDENTIAL URBAN	60
651866	SILVER CHALICE - N. GAITHER RD., E. PARRISH RD., S. BEESON DAIRY RD., W OLD BLEWS CREEK RD. 190001	RESIDENTIAL URBAN	229
651867	RIVER CHASE PHASE I & II - NORTH OF SILVER CHALICE DR;SOUTH OF FORREST VALLEY DR & BEESON DAIRY RD; OFF OLD BELEWS CREEK RD.	RESIDENTIAL URBAN	193
651868	CYNDI MEADOWS - N. SILVER CHALICE DR., E. NEW WALKERTOWN RD., S. BEVAR D ST., W. OLD BLEWS CREEK RD.	RESIDENTIAL URBAN	227
651883	WOODRIDGE\PINEHILL ACRES (80002-6800) - MF1; BOUNDED BY MCGEE RD TO THE EAST,CHRIS DR IS NORTH MILL CREEK IS SOUTH, & DIPPEN RD IS WEST. (260)	RESIDENTIAL URBAN	42
651885	OLD HOLLOW EST\SUNNY TERRACE 110003 - MF1 & SALEM CHAPEL; OLD HOLLOW RD IS NORTH,MCGEE RD IS EAST,DAY RD IS SOUTH, & DIPPEN RD IS WEST.RA=80002	RESIDENTIAL URBAN	132
652844	DIZELAND - SE CITY, N. N. 311, E. UTAH DR., S&W. COLE RD.	RESIDENTIAL URBAN	37
652846	STEWART GARDEN, PHASE 2 - S E CITY; & END OF DAHLIA & POINSETTA DR'S	RESIDENTIAL URBAN	16
652847	GREELEY SUBDIVISION - KERNERSVILLE RD TO HIGH POINT RD.RT ON GREEN POINT RD. RT ON GREELEY ST	RESIDENTIAL URBAN	13
652848	BROADBAY HEIGHTS - SE CITY, N. BROADBAY DR., E. COLE RD., S. HIGH POINT RD. W. GREEN POINT RD.	RESIDENTIAL URBAN	92
652850	NICHOLSON SCHOOL HOMES - SE CITY, N. IRIS ST. ,E. LAURA AVE., W. LOWRY ST., W. WINTER GREEN RD.	RESIDENTIAL URBAN	75

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

652863	SALEM LANDING - EAST OF US 158, WEST OF W MOUNTAIN ST, NORTH OF I-40 ON NORTH SIDE OF OLD GREENSBORO RD AT SALEM LAKE	RESIDENTIAL URBAN	52
652865	CHURCHLAND ACRES - NE CITY, N. OLD GREENSBORO RD., E. HWY. 158, S. GAITHE R RD., W. HUBBARD RD. 190001	RESIDENTIAL URBAN	91
652880	E.G.MORRIS DEV. - MF1; BOUNDED BY OLD WALKERTOWN RD TO THE EAST & SOUTH, PLANTATION RD IS WEST & TALPHIN DR IS NORTH.	RESIDENTIAL URBAN	53
652882	SCARLET ACRES - MF1; BOUNDED BY DAY RD TO THE NORTH, OLD WALKERTOWN RD IS EAST,OAK HILLS DR IS SOUTH, & MILL CREEK IS WEST.	RESIDENTIAL URBAN	97
653834	GLENMORE CREEK - OFF WILLARD RD,BETWEEN UNION CROSS RD & GUMTREE RD; NORTH OF HWY 109(THOMASVILLE RD).	RESIDENTIAL URBAN	92
653846	RIDGEWOOD PLACE - EAST OF 5 POINTS, SE ON HIGH POINT RD, RIGHT ON HINES DR, RIDGEWOOD PLACE ON RIGHT JUST NORTH OF I-40	RESIDENTIAL URBAN	144
653849	VICTORIA VILLAGE - ON SOUTHEAST SIDE OF KERNERSVILLE RD (NC 150), EAST OF WINTERGREEN RD AND NORTH OF CRUMPLER ST, E OF 5 POINTS	RESIDENTIAL URBAN	7
654832	CENTRAL VILLAGE - N. DAVIDSON COUNTY, E. SOUTHLAND AVE., S. THOMASVILLE RD., W. REX RD.	RESIDENTIAL URBAN	28
654847	HINE PARK - SE CITY, N. ROBBIN RD., E. WINTERGREEN RD., S. HIGH POINT RD., W. NEW I-40	RESIDENTIAL URBAN	62
654848	TRADEN WAY - OFF CRUMPLER ST BETWEEN WINTER RD AND MARTINDALE RD & SOUTH OF KERNERSVILLE RD, NORTH OF OLD HIGH POINT RD	RESIDENTIAL URBAN	44
654858	SALEM LAKE - W CITY; I 40 BETWEEN REIDSVILLE RD & HASTINGS HILL RD 80	RESIDENTIAL URBAN	25
654868	ANGEL ACRES (190002 8000) - N. STANLEY AVE., E. HWY 158, S. STANLEY CT., W. WALKER TOWN-GURTHIE RD. (260)	RESIDENTIAL URBAN	35
654870	PINE VALLEY ESTATES - N. ANGEL DR., E. OLD BLEWS CREEK RD., S. SERENE ST., W HWY 158	RESIDENTIAL URBAN	46

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

655847	THORNABY PARK - SOUTH OF KERNERSVILLE RD, NORTH OF HIGH POINT RD, ON EAST SIDE OF MARTINDALE RD	RESIDENTIAL URBAN	107
655848	BROOKWOOD - SE CITY, N. HIGHPOINT RD., E. MARTINDALE RD., S. HWY. 150, W. ROBBBIN RD.	RESIDENTIAL URBAN	44
655849	HIGH POINT RD/WAYSIDE DRIVE - NORTHEAST OF HIGH POINT RD, SOUTH OF KERNERSVILLE RD, NORTHWEST OF ROBBINS RD/RATE FROM 40003	RESIDENTIAL URBAN	71
655850	COOL SPRINGS - SE CITY, N. HIGH POINT RD., E. REYNOLDS PARK RD., S. SALEM LAKE RD., W. WAYSIDE DR.	RESIDENTIAL URBAN	62
655860	LINWOOD - N. HWY 150, E. GIBSON RD., S. I-40, W. LINVILLE RD.	RESIDENTIAL URBAN	14
655868	SPRING LAKE FARM - BUS 40 TO HWY 158.PASS ANGEL DR ON RT.TURN RT ON STANLEY AVE	RESIDENTIAL URBAN	44
655914	DENNIS ROAD/MABE ROAD - INTERSECTION OF DENNIS RD & MABE RD AT LASLEY RD	RESIDENTIAL URBAN	31
656840	HIDDEN VALLEY\ELVIS PARK - B'BAY; BOUNDED BY UNION CROSS RD TO THE SOUTH, HWY 311 IS NORTH,RIDGEWOOD RD IS WEST & WINTER HUE IS EAST.	RESIDENTIAL URBAN	42
656849	VELVET LINVILLE SCALES SUBDIVISION - KERNERSVILLE RD TO WAYSIDE DR.TURN RT ONTO MORNING MIST RD.	RESIDENTIAL URBAN	10
656852	STEWART HOMES - N. KERNERSVILLE RD., E. COOL SPRING RD., S. HASTINGS HILL RD., W. CALVIN RD.	RESIDENTIAL URBAN	43
656853	SCOTLAND RIDGE - ON NORTH SIDE OF KERNERSVILLE RD, EAST OF STEWART RD & WEST OF CALVIN RD	RESIDENTIAL URBAN	150
656854	WINTER GARDEN - N. KERNERSVILLE RD., E. COOL SPRING RD., S. HASTINGS HILL RD., W. CALVIN RD.	RESIDENTIAL URBAN	61
656870	MORRIS FARM - NORTH ON US HWY 158 TO STANLEY AVE., THEN LEFT ON TO KATES TRAIL	RESIDENTIAL URBAN	92
656874	WILDWOOD ESTATES - N. OLD BLEWS CREEK RD., E. WILLISTON RD., S. LEE HAVEN LN., W. HWY 158	RESIDENTIAL URBAN	64
656878	WILLOWBROOK (190001-5500) - N. WILLISTON RD., E. NEW WALKERTER TOWN RD., S. HWY 66 W. HWY 158	RESIDENTIAL URBAN	48

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

657832	MERRIWEATHER ESTATES - N. GUMTREE RD., E. WILLARD RD., S. UNION CROSS RD., W. SAWMILL RD. (320)	RESIDENTIAL URBAN	81
657846	MCBINDALE DRIVE - NORTH OF ROBBINS RD AT MCBINDALE DR	RESIDENTIAL URBAN	20
657849	BEDFORD PARK/TINLEY PARK - ON EAST SIDE OF WAYSIDE DR & WEST SIDE OF FARMINGDALE AV BETWEEN KERNERSVILLE RD AND OLD HIGH POINT RD	RESIDENTIAL URBAN	169
657850	OAKLAWN DEV/WOODLAWN DEV - E COUNTY; ON KERNERSVILLE RD (HWY 150) BETWEEN VOGLER RD AND FARMINGDALE AVE	RESIDENTIAL URBAN	53
657868	SLEEPY HOLLOW - N. W. MOUNTAIN ST.,; E. HWY 158, S. ROCKY FORD RD., W. WALKERTOWN-GUTHRIE RD.	RESIDENTIAL URBAN	109
657880	LOWERY MILL - END OF ROCKY BRACH RD. 0.7 MILES SOUTH OF 66, WALKERTOWN	RESIDENTIAL URBAN	81
657883	PAYTON LANE ESTATES/REIDSVILLE & HWY 66 - N. HWY 158, E. HARLEY DR., S. OLD HWY 311, W. HWY 158	RESIDENTIAL URBAN	57
657884	SHIRLEY STREET - N. HWY 311, E. HWY. 66, S. BIRCH ST. W. HWY 311	RESIDENTIAL URBAN	49
658845	FRIEDLAND CHURCH/HIGH POINT RD - NORTH OF HWY 311, WEST OF SHIELDS DR, SOUTH OF NEW I-40, EAST OF COLE RD	RESIDENTIAL URBAN	142
658850	J W LINVILLE PROP - E COUNTY; OFF KERNERSVILLE RD (HWY 150) BETWEEN DILLON ST & CALVIN RD	RESIDENTIAL URBAN	47
658863	WILLAMONT HOMES - N. I-40, E. LINVILLE RD., S. SOUTHERN RR, W. HASTINGS HILL RD.	RESIDENTIAL URBAN	37
658881	HANLEY PARK - WALKERTOWN NORTH/OLD HOLLOW RD/BRANCH RD	RESIDENTIAL URBAN	138
659850	ROBBINS BROOK SUBDIVISION PHASE 1 - EAST ON KVILLE RD,RIGHT ON ROBBINS RD,TURN RIGHT ONTO ROBBINS BROOK DR INTO SUBDIVISION	RESIDENTIAL URBAN	160
659852	SEDGE MEADOW - ON SOUTH SIDE OF KERNERSVILLE RD, EAST OF FARMINGDALE AV, AND WEST OF ROBBINS RD, ACROSS FROM CALVIN RD	RESIDENTIAL URBAN	170
659854	DUMONT ACRES - N. KERNERSVILLE RD., E. HARTLEY DR., S. BAXTER ST., W. LINVILLE RD.	RESIDENTIAL URBAN	25
659857	EMILY ESTATES - SW KERNERSVILLE, N. HWY 150, E. KEARMEADOW LN., S. HASTING HILL RD.	RESIDENTIAL URBAN	126

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

659875	MARTIN ACRES/HIGH KNOLL - N. TRANQUILL AVE., E. WILLISTON RD., S. SWAIN LN., W. HWY 158	RESIDENTIAL URBAN	149
659885	LEIGHT STREET - N. HWY. 311, E. WALKER RD., S. LEAKE ST, W. MAIN ST.	RESIDENTIAL URBAN	41
660832	DIER DOWNS - N. GUMTREE RD., E. WILLARD RD., S. UNION CROSS RD., W. WALLBURG RD.	RESIDENTIAL URBAN	20
660846	SMITHDALE - SE COUNTY, N. GLEN HI RD., E., OLD HIGH POINT RD., S. NEW I-40, W. UNION CROSS RD.	RESIDENTIAL URBAN	34
660848	MOCKINGBIRD ESTATES - SE. COUNTY, N. GLEN HI RD., E. ROBBIN R. S. HWY 150, W UNION CROSS RD.	RESIDENTIAL URBAN	70
660852	TOWNSEND KNOLLS/SMITH FARM - SW KERNERSVILLE, N. GLEN HI RD., E. ROBBINS RD., S. LINVILLE RD., W. CORBIN RD.	RESIDENTIAL URBAN	364
660859	SUNDOWN VALLEY - SW KERNERSVILLE, N. EMILY DR., E. LONGWORTH DR., S. HASTING HILL RD., W. HWY 150	RESIDENTIAL URBAN	65
660875	ROBINS WALK - NORTH OF GOSPEL LIGHT CHURCH RD; EAST OF REIDSVILLE RD (NC HWY 158); WEST OF OLD BELEWS CREEK RD.	RESIDENTIAL URBAN	94
660878	SWAIN LANE - N. ESTHER LN., E. NEW WALKERTOWN RD., S. ROCKLANE DR., W. HWY 158	RESIDENTIAL URBAN	49
660883	E. W. LINVILLE SUBDIVISION - N. HWY 66, E. NEW HWY. 311, S. SALEM RD., W. HWY 158 COMM RATES = 260	RESIDENTIAL URBAN	84
660884	T A. CREWS PROPERTY - N. FRIENDLY RD., E. NEW HWY 311, S. SNIDER AVE., W. LAKAWANNA DR.	RESIDENTIAL URBAN	21
660886	WALKERTOWN/LEAKE/WATKINS/DEPOT STREETS - N & W. SULLIVANTOWN RD., E. MAIN ST., S. MECUM RD. 60002	RESIDENTIAL URBAN	88
661833	REO REID - N. GUMTREE RD., E. SAWMILL RD., S. UNION CROSS RD., W. WALLBURG RD.	RESIDENTIAL URBAN	65
661855	SAINTS DELIGHT CHURCH ESTATES - S. KERNERSVILLE, N. HWY 150, E. TOWNSEND DR., S. BELL RD. W. SEDGE GARDEN RD.	RESIDENTIAL URBAN	86
661856	SUMMERLYN PLACE - I40 EAST TO LINVILLE RD.LEFT ON LINVILLE RD.LEFT ON SUMMERLYN PLACE DR.	RESIDENTIAL URBAN	53

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

661879	SPRINGWOOD: POINDEXTER ST. NO., DARROW RD. E., ROCKLANE DR. SO., NEW WALKERTOWN RD. W	RESIDENTIAL URBAN	20
661880	LARAMORE SUB/SPRINGWOOD - N. SWAIN LN., E. ROCKY BRANCH RD., S. HWY 66, W. HWY. 158 60001	RESIDENTIAL URBAN	91
661886	JAMES HASTINGS, SR SUBDIVISION - N. MAIN ST., E. PINE HALL RD., S. DEAN RD., W. HWY 158 110002	RESIDENTIAL URBAN	63
662838	CRESTVIEW ESTATES - W. HIGHPOINT, N. UNION CROSS RD., E. RIDGEWOOD RD., S. NEW 311, W. PIEDMONT MEMORIAL DR.	RESIDENTIAL URBAN	136
662840	FOUR SEASONS - W. HIGHPOINT, N. UNION CROSS RD., E. RIDGEWOOD RD., S. NEW 311, W. SWAIN RD.	RESIDENTIAL URBAN	103
662842	GLENN LANDING - NORTH SIDE OF HIGH POINT RD, SW OF THE INTERSECTION OF GLENN HI RD.	RESIDENTIAL URBAN	101
662862	WOODBIDGE / STONE FOREST - W. KERNERSVILLE, N. BEN SMITH RD., E. LINVILLE RD., S. W. MOUNTAIN ST., W. DOE RUN RD.	RESIDENTIAL URBAN	329
662865	ASHEBY WOODS - ON SOUTH SIDE OF WEST MOUNTAIN ST, EAST OF WALKERTOWN- GUTHRIE RD AND HASTING HILL RD, WEST OF DOE RUN DR	RESIDENTIAL URBAN	67
662870	WINCHESTER - N. W. MOUNTAIN ST., E. WALKERTOWN RD., S. GOSPEL LIGHT CHURCH RD., W. MORRIS RD.	RESIDENTIAL URBAN	102
662883	NANCY POINDEXTER HALL PROPERTY - N. RUXTON ST., E. MAIN ST. S. NEW ST., W. HWY 158	RESIDENTIAL URBAN	24
662888	P. B. MARSHALL PROPERTY - N. WICHENHAM RD., E. PINE HALL RD., S. DEAN RD., W. SULLIVANTOWN RD.	RESIDENTIAL URBAN	15
662890	CARDWELL MANOR STREET (PVT) - EAST OF PINE HALL RD, NORTH OF RIPLEY'S RD AT CARDWELL MANOR STREET	RESIDENTIAL URBAN	22
663844	YEATON GLEN - SOUTH SIDE OF GLEN HI RD BETWEEN OLD U.S. HWY. 311 AND UNION CROSS RD NEAR OAK GROVE RD	RESIDENTIAL URBAN	96
663853	STOCKTON ESTATES - S. KERNERSVILLE, N. OAK GARKEN RD., E. CORBIN AVE., S. HWY 150, W. OAK GROVE RD.	RESIDENTIAL URBAN	76

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

663862	AMERSHAM - ON NORTH SIDE OF HASTINGS HILL RD, ON SOUTHERN R/W OF BUS. 40 AND ACROSS FROM BEN SMITH RD & SEDGE GARDEN RD	RESIDENTIAL URBAN	16
663874	KINGS COURT - N. MORRIS RD., E. WALKERTOWN-GUTHRIE RD., S. OLD BLEWS CREEK RD., W. HWY 66	RESIDENTIAL URBAN	110
663880	REIDSVILLE ROAD & HWY 66 - N. ESTHER LN., E. HWY 311, S. HWY 66, W. WALKERTOWN - GUTHRIE RD. 80001	RESIDENTIAL URBAN	45
663888	PHILLIPS ROAD - N. WICKENHAM RD., E. PHILLIPS RD., S. DEAN RD., W. PIN E HALL RD. 110002	RESIDENTIAL URBAN	13
664839	RAVENWOOD - W. HIGHPOINT, N. UNION CROSS RD., E. PIEDMONT MEMORIAL DR., S. HWY 311, W. SAWMILL RD.	RESIDENTIAL URBAN	38
664841	LAKEVIEW VILLAGE - W. HIGHPOINT, N. HIGH POINT RD., E. TEMPLE SCHOOL RD., S. SEDGE GARDEN RD., W. UNION CROSS RD.	RESIDENTIAL URBAN	47
664844	GLEN VILLAGE - EAST ON I-40 TO UNION CROSS RD, SOUTH TO GLENN HI RD ON SOUTH SIDE OF GLENN HI RD AT OAK GROVE CHURCH RD	RESIDENTIAL URBAN	293
664846	OAK GROVE ROAD/GLENN HIGH ROAD - SOUTH OF NEW I-40, WEST OF HAMPTON WAY DR (010001)	RESIDENTIAL URBAN	98
664851	OAK RIDGE PLACE - ON SOUTH SIDE OF NC 150 (KERNERSVILLE RD), SOUTH ON OAK GROVE CHURCH RD, RIGHT ON OAKRIDGE PLACE DR.	RESIDENTIAL URBAN	66
664853	GARDENVIEW - S. KERNERSVILLE, N. OAK GARDEN RD., E. MAYNARD. DR., S HWY 150, W. OAK GROVE RD.	RESIDENTIAL URBAN	82
664855	SCHOOL VIEW - S. KERNERSVILLE, N. OLD WINSTON RD., E. LINVILLE RD., S. I-40, W. SEDGE GARDEN RD.	RESIDENTIAL URBAN	33
664864	DOE RUN - W. KERNERSVILLE,, N. I-40, E. LINVILLE RD., S. W. MOUNTAIN ST., W. WEEPING LN.	RESIDENTIAL URBAN	117
664882	THE HAMMACKS - N. MARTIN ST., E. DARROW DR., S. SULLIVAN RD. W. HWY 158	RESIDENTIAL URBAN	101
665838	WOODGATE - W. HIGHPOINT, N. UNION CROSS RD., E. PIEDMONT MEMORIAL DR., S. HWY 311, W. SAW MILL RD.	RESIDENTIAL URBAN	28

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

665853	SEDGEMONT VILLAGE - ON SEDGE GARDEN RD, SE FROM KERNERSVILLE RD AND NW OF UNION CROSS RD NEAR HASTINGS HILL RD	RESIDENTIAL URBAN	201
665863	RAYMOND FOREST - W. KERNERSVILLE, N. GERRY RD., E. DOE RUN DR., S. W. MOUNTAIN ST., W. HOPKINS RD.	RESIDENTIAL URBAN	14
665866	WILLOW BEND - E COUNTY; BOUNDED BY WEST MOUNTAIN ST, HUNTERS LN	RESIDENTIAL URBAN	151
665869	AFTON PARK AND ROBBINS PERCH - EAST ON WEST MOUNTAIN ST TO PISGAH CHURCH RD TO AFTON PARK DR ON THE LEFT, NBHOOD INCLUDES ROBBINS PERCH TRL	RESIDENTIAL URBAN	37
666847	BROOKMONT - S. KERNERSVILLE, N. GLEN HI RD., E.; OAK GROVE RD., S. NEW I-40, W. COUNTY VIEW DR.	RESIDENTIAL URBAN	110
666849	OAK HILL - MEREDITH - ON EAST & WEST SIDES OF OAK GROVE CHURCH RD ADJACENT TO I-40 SOUTH OF FIDDLERS CREEK, CONTIG TO OAK MEADOWS	RESIDENTIAL URBAN	214
666850	OAK MEADOWS - ON OAK GARDEN DR., E. OAK GROVE RD., W. JUBLEE TR.	RESIDENTIAL URBAN	100
666851	OAK GARDENS - S. KERNERSVILLE, N. OAK GARDEN RD., E. OAK GROVE RD. S. SEDGE GARDEN RD., W. OAK GARDEN RD.	RESIDENTIAL URBAN	24
666858	PEACHTREE MEADOWS - WEST ON OLD WINSTON RD,PAST PRINCE EDWARD RD,RIGHT ON WEAVIL RD,RIGHT ON PEACHTREE MEADOWS CIR	RESIDENTIAL URBAN	72
666870	DRIFTWOOD ACRES - NORTH OF ENDFIELD DR, EAST OF WALKERTOWN-GUTHRIE RD SOUTH OF SHALLOW FAX DR, WEST OF HWY 66	RESIDENTIAL URBAN	33
666871	DANABROOKE - N. ENDFIELD DR., E. WALKERTOWN-GURTHIE RD., S. SHALLOW FAX DR., W. HWY 66	RESIDENTIAL URBAN	50
666873	MILL CREEK - N. WEST RD., E. MORRIS RD., S. BEULAH LN., W. OLD HOLL OW RD.	RESIDENTIAL URBAN	65
666875	DILHAST ESTATES/COUNTRY COVE - N. SHADOWFAX DR., E. MORRIS RD., S. ROBERSON FARM RD. W. OLD HOLLOW RD.	RESIDENTIAL URBAN	77
666886	ASPEN FOREST - SOUTH OF WOODMERE DR; NORTH OF ELLWORTH RIDGE DR;WEST OF REIDSVILLE RD; OFF BELEWS CREEK RD.	RESIDENTIAL URBAN	27

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

667840	FOREST TRAILS/HICKORY CREEK - W. HIGHPOINT, N. HIGHPOINT RD., E. TEMPLE SCHOOL RD., S. GLEN HI RD., W. UNION CROSS RD.	RESIDENTIAL URBAN	70
667850	OAKHURST - EAST ON SEDGE GARDEN RD.RT ON OAK GARDEN RD. SITE ON LEFT	RESIDENTIAL URBAN	93
667852	AARON PLACE - S. OF KERNERSVILLE, N. OAK GARDEN RD., E. NORVELLA RD. S. SEDGE GARDEN RD., W. OAK GARDEN RD.	RESIDENTIAL URBAN	33
667853	SEDGEBROOK HILLS - S. OF KERNERSVILLE, N. OAK GARDEN RD., E. POPE RD., W. TAMMY DR.	RESIDENTIAL URBAN	103
667855	BROOKFIELD - SW OF KERNERSVILLE, N. SEDGE GARDEN RD., E. WEAVIL RD. S. HWY 150, W. SEDGEBROOK DR.	RESIDENTIAL URBAN	69
667857	KINGS FOREST - SW KERNERSVILLE, N. OLD SALEM RD., E.; WEAVIL RD., S. HASTINGS HILL RD., W. FOOTHILLS DR.	RESIDENTIAL URBAN	104
667858	HASTINGS HILL FARM - OFF HASTINGS HILL RD AT HEDGEMORE DR NEAR SOUTH END OF BLUFF SCHOOL RD, SOUTH OF BUS I-40 N OF OLD WINSTON RD	RESIDENTIAL URBAN	143
667867	PISGAH CIRCLE/CLUBB ROAD - SOUTH OF WEST MOUNTAIN ST, EAST OF TIMBER RIDGE RD	RESIDENTIAL URBAN	29
667872	MORRIS PROPERTY/WEST ROAD - N. W. MOUNTAIN RD., E. HWY 158, S. SHADOWFAX RD., W. FULP RD.	RESIDENTIAL URBAN	24
667884	FARMSTEAD ESTATES - HWY 158/REIDSVILLE RD TO BELEWS CREEK RD.SITE IN BETWEEN HWY 158 & BELEWS CREEK RD	RESIDENTIAL URBAN	14
667893	MYSTIC GLEN - N. JUDGE CLEMENT RD., E. SULLIVANTOWN RD., S. HUNTING BROOK COURT	RESIDENTIAL URBAN	27
667894	FAIRWAY PINES COURT/HUNTING BROOK COURT - EAST OF SULLIVANTOWN RD, SOUTH OF TINER RD 20002	RESIDENTIAL URBAN	79
668838	UNION KNOLL - W. HIGHPOINT, N. UNION CROSS RD., E. FOREST TRAIL DR., S. GLEN HI RD., W. UNION CROSS RD. (010001)	RESIDENTIAL URBAN	55
668846	GLEN ACRES - S. KERNERSVILLE, N. HIGH POINT RD., E. OAK GROVE RD., S. NEW I-40, W. ADAMS GATE RD.	RESIDENTIAL URBAN	171
668849	PEEBLE CREEK ESTATES - S. OF KERNERSVILLE, N. NEW I-40, E. OAK GROVE RD., S. OAK GARDEN RD., W. UNION CROSS RD.	RESIDENTIAL URBAN	61

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

668850	SEDGE LAKE GARDENS - S. KERNERSVILLE, N. NEW I-40, E. SEDGEWOOD DR. S. OAK GARDEN RD., W. UNION CROSS RD.	RESIDENTIAL URBAN	126
668861	HIGH MEADOWS - SW OF KERNERSVILLE, N. HASTING HILL RD., E. SEDGE GARDEN RD., S. I-40, W. SUN MEADOWS DR.	RESIDENTIAL URBAN	37
668865	CROYDEN/WELLINGTON WAY/WINDSOR PARK - E COUNTY; ON HOPKINS RD DOWN REGENTS PARK RD	RESIDENTIAL URBAN	288
668886	ROXBURY EST 0) - N E COUNTY; BOUNDED BY HWY 158 N & BELEWS CREEK RD	RESIDENTIAL URBAN	112
668887	DILLON ACRES (060002-8600) - N E COUNTY; BOUNDED BY HWY 158 N & BELEWS CREEK RD	RESIDENTIAL URBAN	28
669834	CHERRY VALE - N. DAVIDSON CTY., E. WALLBURG RD., S. NEW 311, W. HIGH POINT RD.	RESIDENTIAL URBAN	18
669847	NOTTINGHILL/ADAMS GATE/COVINGTON RIDGE - S. KERNERSVILLE, N. GLEN HI RD., E. LAKE VALLEY RD., S. NEW I-40, W. UNION CROSS RD.	RESIDENTIAL URBAN	121
669852	SEDGE HOLLOW: SEDGE GARDEN RD. NORTH, COUNTRY LANE EAST, PECAN RIDGE CIR. SOUTH, OAK GARDEN DR. WEST	RESIDENTIAL URBAN	109
669858	SUN MEADOWS - SW OF KERNERSVILLE, N. SEDGE GARDEN RD., E. GLIDEWELL LN., S. HASTING HILL RD., W. HARMON MILL RD.	RESIDENTIAL URBAN	45
669873	PROVIDENCE PLACE & ANNEX - N. W. MOUNTAIN ST., E. HWY. 66, S. ROBERSON FARM RD., W. FULP RD.	RESIDENTIAL URBAN	107
669879	KENILWORTH - N. OLD VALLEY SCHOOL RD; E. TAVE BEESON RD; W.BEN JOYCE RD.	RESIDENTIAL URBAN	29
669883	SHEFFIELD PLACE - ON SOUTH SIDE OF VANCE RD, EAST OF US 158, WEST OF BARROW RD, ACROSS FROM SUMMIT DR	RESIDENTIAL URBAN	61
669901	WOODDALE ACRES (02000-6200) - N E COUNTY; ON PINE HALL RD	RESIDENTIAL URBAN	45
670839	UNION CROSS ROADS - W. HIGHPOINT, N. HIGHPOINT RD., E. UNION KNOLL DR., S. GLEN HI RD., W. HASTING RD.	RESIDENTIAL URBAN	29
670851	PECAN RIDGE - SOUTH OFF SEDGE GARDEN RD ON PECAN LANE, ON WEST SIDE OF RD IN BIG CURVE, NORTH OF SOLOMON DR NORTH OF CREEK	RESIDENTIAL URBAN	256
670856	QUAIL HOLLOW - S. KERNERSVILLE, N. SEDGE GARDEN RD., E. WEAVIL RD., S. HASTINGS HILL RD., W. UNION CROSS RD.	RESIDENTIAL URBAN	79

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

670858	RETFORD PARK - NORTH SIDE K'VILLE RD AT INTERSECTION OF OLD WINSTON RD, WEST OF HASTINGS HILL RD, AT LONGREEN. (060004)	RESIDENTIAL URBAN	43
670868	WRIGHT PROPERTY/KERWIN PARK - N. OLD WINSTON RD., E. LINVILLE RD., S. W. MOUNTAIN ST W. HOPKINS RD. COMM = #200	RESIDENTIAL URBAN	69
670870	KERWIN - N. HWY. 66, E. NANDINA LN., S. SHALLOWFAX RD. W. FULP RD.	RESIDENTIAL URBAN	31
670901	BRINKLEY EST (02001-4500) - N E COUNTY; ON BRINKLEY RD AT BRINKLEY PARK DR	RESIDENTIAL URBAN	76
671851	ABBAY PARK - WEST SIDE OF PECAN LN 1300 FEET SOUTH OF SEDGE GARDEN	RESIDENTIAL URBAN	92
671853	COUNTRY MEADOWS SEC. III - S. KERNERSVILLE, N. SOLOMAN DR. E. HWY 150, S. HASTING HILL RD. W. UNION CROSS RD.	RESIDENTIAL URBAN	67
671854	COUNTRY MEADOWS SEC. I - S. KERNERSVILLE, N. SOLOMAN DR., E. HWY 150, S. HASTIN TS HILL RD., W. UNION CROSS RD.	RESIDENTIAL URBAN	118
671859	HARMON HIL ROAD/ARROWHEAD DRIVE - NORTH OF KERNERSVILLE RD, EAST OF GLIDEWELL LN	RESIDENTIAL URBAN	47
671864	BARRINGTON PARK - E COUNTY; ON BLUFF SCHOOL RD WEST OF KERNERSVILLE CITY LIMITS	RESIDENTIAL URBAN	34
671865	CARRIE'S PLACE - SOUTH ON HOPKINS RD,PAST ASHLEY PARK ON THE LEFT, TURN RIGHT ON BLUFF SCHOOL RD,PAST COPPERFIELD CT	RESIDENTIAL URBAN	18
671868	OAKMONT PHASE ONE - SOUTH OF NC 66/WEST MOUNTAIN ST ON EAST SIDE OF HOPKINS RD, WEST SIDE OF STANLEY FARM RD, IN CITY KERN	RESIDENTIAL URBAN	189
671891	SALEM QUARTER SEC 1 - NE ON US 158 TO BELEWS CREEK RD, ON SE SIDE OF RD ACROSS FROM CORVETTE LN. 20002	RESIDENTIAL URBAN	180
672851	BEESON PARK - ON WEST SIDE OF UNION CROSS RD, SOUTH OF SEDGE GARDEN RD, NORTH OF SOLOMON DR, EAST OF PECAN LN	RESIDENTIAL URBAN	215
672858	KORNER ROCK ESTATES - S. KERNERSVILLE, N & E OF SEDGE GARDEN RD., S. I-40 & ON HWY 150	RESIDENTIAL URBAN	129
672860	HARMON MILL SEC 1 - ON NORTH SIDE OF OLD WINSTON RD, 1400' E OF INTERSECT OF KERNERSVILLE RD, S OF BUS I-40, E OF HASTINGS HILL	RESIDENTIAL URBAN	97
672863	WEXFORD - W KERNERSVILLE; @ INTERSECTION OF HOPKINS RD & BLUFF SCHOOL RD	RESIDENTIAL URBAN	132

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

672864	POST OAK - E COUNTY; ON BLUFF SCHOOL RD WEST OF KERNERSVILLE CITY LIMITS	RESIDENTIAL URBAN	49
672869	STANLEY FARM NEIGHBORHOOD - K'VILLE; BOUNDED BY HOPKINS RD.,WEST MOUNTAIN ST., TIMBERWOOD TR. AND WESLO DR.	RESIDENTIAL URBAN	55
673847	GLENNVIEW - S. KERNERSVILLE, ,N. GLENHIGH SCHOOL RD., E. UNION CROSS RD., S. NEW I-40, W. HWY. 66	RESIDENTIAL URBAN	19
673850	SOLOMAN HOMES - S. KERNERSVILLE, N. NEW I-40, E. PECAN LN., S. OLD SALEM RD., W. HWY 66	RESIDENTIAL URBAN	49
673854	WHICKERTON - S. KERNERSVILLE, N. SEDGE GARDEN RD., E. HASTINGS HILL RD. S. HWY 150	RESIDENTIAL URBAN	20
673862	BIG MILL FARM NEIGHBORHOOD - K'VILLE; BOUNDED BY I-40, BIG MILL FARM RD, WEXFORD, & GATEWOOD EST.	RESIDENTIAL URBAN	17
673867	TIMBER TRAILS - KERN.TWP; HOPKINS RD IS WEST,WOODFIELD DR IS SOUTH,OLD ORCHARD RD IS EAST & LOWERGATE LN IS NORTH.	RESIDENTIAL URBAN	116
673869	WESLO FOREST - KERN.TWP; MOUNTAIN ST IS NORTH,TIMBERWOOD TR IS SOUTH, LOWERGATE LN IS EAST, & HOPKINS RD IS WEST.	RESIDENTIAL URBAN	52
674829	CHARLIE RD/ABBOTTS CREEK CHURCH RD - SOUTHWEST OF HIGH POINT RD, NORTH OF COUNTY LINE CATCH-ALL 010003.	RESIDENTIAL URBAN	19
674846	DEER RUN AT CALEB'S CREEK - S. KERNERSVILLE, E. UNION CROSS, S. GLENNVIEW W. PINETREE BRANCH	RESIDENTIAL URBAN	99
674852	QUAILBROOK - COUNTY; OFF SEDGE GARDED RD, SOUTH BOUNDED BY SHEPHERD GROVE ROAD	RESIDENTIAL URBAN	48
674853	WHICKER ESTATES - S. KERNERSVILLE, N. SEDGE GARDEN RD., E. HASTINGS HILL RD. S. HWY 150, W. UNION CROSS RD.	RESIDENTIAL URBAN	53
674854	GLENNSTONE - NORTH OF INTERSECTION OF SEDGE GARDEN AND UNION CROSS RD	RESIDENTIAL URBAN	129
674856	WYDNFALL - SOUTH OF BUS 40, NC 150 SOUTH LEFT ON HASTINGS HILL RD LEFT ON SILVER DAPPLE LANE TO WYDNFALL DR	RESIDENTIAL URBAN	159
674862	BIG MILL JUNCTION - NW ON HOPKINS RD,LEFT ON LANSHIRE RD,LEFT ON CHRISTI LN.	RESIDENTIAL URBAN	38
674865	ASHLEY PARK/DEERFIELD PARK/KENSINGTON - E COUNTY; ON HOPKINS RD WEST OF KERNERSVILLE CITY LIMITS	RESIDENTIAL URBAN	173

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

674868	VILLAS @ WEST MOUNTAIN: W. MTN ST. NORTH, ASBURY DR. EAST, OLD ORCHARD RD. SOUTH AND WESLO DR. WEST	RESIDENTIAL URBAN	75
674877	MIC-MAC TRAIL/FAIRADAY DRIVE - INTERSECTION OF OLD VALLEY SCHOOL RD AT MIC-MAC TRAIL & FAIRADAY DRIVE	RESIDENTIAL URBAN	47
674878	OLD VALLEY SCHOOL ROAD/FAIRIDGE DRIVE - NORTH OF OLD VALLEY SCHOOL RD, EAST OF VALLEY SPRING RD	RESIDENTIAL URBAN	23
675850	KINGSWOOD - S. KERNERSVILLE, N. SOLOMAN DR., E. UNION CROSS RD. S. OLD SALEM RD., W. HWY 66	RESIDENTIAL URBAN	61
675852	DORA ESTATES - S. KERNERSVILLE, N. KINGSWOOD DR., E. UNION CROSS RD., S. GREENLAWN DR., W. GLENWOOD RD.	RESIDENTIAL URBAN	18
675863	GATEWOOD ESTATES/LAMSHIRE - W KERNERSVILLE; ON HOPKINS RD	RESIDENTIAL URBAN	105
675868	WINDMERE - W. KERNERSVILLE, N. LAKE DR., E. WELSO DR., S MOUNTAIN ST., W. COKESBURY ST.	RESIDENTIAL URBAN	43
675869	FULP/LONGVIEW - K'VILLE; BOUNDED BY W.MT.ST.,CRESTLAND DR, LOWERGATE LN AND OLD ORCHARD RD.	RESIDENTIAL URBAN	14
675886	QUAWATHA DR - E N E COUNTY; ON VANCE RD RATE FROM 60005	RESIDENTIAL URBAN	49
676851	SOMERSET CROSSING - OLD SALEM RD., EAST OF UNION CROSS RD., ON NORTH SIDE OF I-40	RESIDENTIAL URBAN	126
676864	KILBURN - ON HOPKINS RD, EAST OF KENSINGTON, ACROSS FROM GATEWOOD ESTATES	RESIDENTIAL URBAN	43
676865	MACY LAKES - WEST ON W MOUTAIN, SOUTH ON OAKHURST, WEST ON LAKE RD TO END OF ROAD	RESIDENTIAL URBAN	20
676868	ASBURY FOREST SEC. 3 - W. KERNERSVILLE, N. LAKE DR., E. WELSCO ST., S. MOUNTAIN ST., W. FOREST DR.	RESIDENTIAL URBAN	39
677828	SOUTHERN ACRES - W. HIGHPOINT, N. DAVIDSON COUNTY, E. UNION CROSS RD., S. OLD HIGHPOINT RD., W. CURRY RD. (010003)	RESIDENTIAL URBAN	22
677836	BRUNSWICK - PHASE 1 - OFF WATKINS FORD RD;NORTH OF HWY 311; EAST OF UNION CROSS RD& TEAGUE LN	RESIDENTIAL URBAN	79
677843	ELK'S RIDGE@CALEB'S CREEK: SOUTH OF I-40, WEST OF NC 66 S, NORTH OF 311 AND E OF UNION CROSS	RESIDENTIAL URBAN	98

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

677853	THE AUTHORS - UNION CROSS RD SOUTHWEST FROM KERNERSVILLE TO GLENWOOD RD, ACROSS FROM RAY ST (SR.# 3859)	RESIDENTIAL URBAN	140
677856	GREENWICH ESTATES - S. KERNERSVILLE, N. SEDGE GARDEN RD., E. HASTING HILL RD., S. CHERYL DR., W. GREENWOOD RD.	RESIDENTIAL URBAN	94
677862	EX-LENT HOMES - SW KERNERSVILLE, N. MAIN ST., E. HOPKINS RD., S. LAKE DR., W. SOUTHERN RD.	RESIDENTIAL URBAN	12
677865	CRISTY ACRES - W KERNERSVILLE; OFF WEST END OF LAKE DR	RESIDENTIAL URBAN	37
677867	ASBURY FOREST SEC. 2 - W. KERNERSVILLE, N. LAKE DR. E. WELSCO ST., S MOUNTAIN ST., W. FOREST DR.	RESIDENTIAL URBAN	112
677869	WEST END ESTATES - N. MARIETTA DR., E. ASBURY DR., S. HWY 66 W. OAK FOREST DR. COMM = #200	RESIDENTIAL URBAN	30
677881	ABINGTON - E N E COUNTY; ON KERNER RD BETWEEN SMOKERISE LN AND SHAGBARK DR	RESIDENTIAL URBAN	674
677883	KYNWOOD - E N E COUNTY; BOUNDED BY KERNER RD, VANCE RD	RESIDENTIAL URBAN	102
678831	SERENITY POINTE - ON NORTH SIDE OF HIGH POINT RD, SOUTH OF HWY 311 (010003)	RESIDENTIAL URBAN	63
678855	BEESON OAKS: NORTH OF CHERYL DR, S OF OLD CABIN LANE, EAST OF UNION CROSS RD	RESIDENTIAL URBAN	52
678856	HEARTHSTONE - NORTH SIDE UNION CROSS RD 2000 FEET SO OF WHICKER RD	RESIDENTIAL URBAN	31
678858	CENTURY PARK\CENTURY WOOD\CENT.VILLAGE - SW K'VILLE; BOUNDED BY K'VILLE CITY LIMIT TO THE WEST & SOUTH, I-40 IS NORTH & SALISBURY ST IS EAST.	RESIDENTIAL URBAN	130
678864	SOUTHERN FARM - N. CHERRY ST., E. HOPKINS RD., S. LAKE DR. W. OAKHURST DR. COMM = #200	RESIDENTIAL URBAN	17
678865	LAKE RIDGE: BRANCHWOOD DR. TO THE NORTH, LAKE DR. TO THE SOUTH, OAKHURST ST. TO THE WEST	RESIDENTIAL URBAN	18
678868	OAK FOREST - W. KERNERSVILLE, N. LAKE DR., E. CRESTLAND DR., S. MOUNTAIN ST., W. WESTWOOD DR.	RESIDENTIAL URBAN	35
678875	BARRISTER RD/OLD VALLEY RD - SOUTHWEST SIDE OF OLD VALLEY SCHOOL RD, EAST OF OLD HOLLOW, NORTH OF WEST BODENHAMER ST	RESIDENTIAL URBAN	25

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

678879	SMOKERISE - E N E COUNTY; ON KERNER RD AT SMOKERISE LN	RESIDENTIAL URBAN	76
678885	KERNER KNOLLS - E N E COUNTY; BOUNDED BY VANCE RD, KERNER RD	RESIDENTIAL URBAN	39
679847	HADDINGTON AT CALEB'S CREEK - E OF TEAGUE RD, S OF OLD SALEM RD, W OF ABBOT'S CREEK	RESIDENTIAL URBAN	102
679853	ROYAL VILLAGE EST: CHERYL DR. NORTH, BEESON RD. EAST, AMYLEE TRL. SOUTH, & UNION CROSS RD. WEST	RESIDENTIAL URBAN	36
679865	LAKE DRIVE - W KERNERSVILLE; ON LAKE DRIVE	RESIDENTIAL URBAN	86
679867	WESTRIDGE FOREST - W. KERNERSVILLE, N. LAKE DR., E. OAK FOREST DR., S.W. MOUNTAIN ST., W. OAKHURST DR.	RESIDENTIAL URBAN	181
679877	INTERLAKEN - E N E COUNTY; ON KERNER RD BELOW BEAVER RUIN	RESIDENTIAL URBAN	22
679878	KENDALL GREEN - KERNER RD, NORTH OF DEAN RD, SOUTH OF VANCE RD	RESIDENTIAL URBAN	20
679881	GRAYSTONE FOREST - E N E COUNTY; ON KERNER RD BETWEEN SHAGBARK DR AND BEAVER RUIN	RESIDENTIAL URBAN	137
679884	VANCE ROAD/KERNER ROAD - EAST OF KERNER RD ON VANCE RD	RESIDENTIAL URBAN	22
680848	DUTCH TREAT - S. KERNERSVILLE, N. WATKINS FORD RD., E. TEAGUE LN., S OLD SALEM RD., W. HWY 66	RESIDENTIAL URBAN	14
680849	SALEM CROSSING - EAST SIDE OF TEAGUE LANE BETWEEN OLD SALEM RD AND OGDEN RD, SOUTH OF I-40 BYPASS	RESIDENTIAL URBAN	106
680855	BEESONDALE - S. KERNERSVILLE, N. ROYAL COACH RD., E. UNION CROSS RD S. I-40, W. HWY 66	RESIDENTIAL URBAN	21
680856	FIELDCREST - OFF UNION CROSS RD; SOUTH OF SHIELDS RD; WEST OF BEESON RD	RESIDENTIAL URBAN	29
680860	FOREST PARK - S. KERNERSVILLE, N. CENTURY PARK AVE., E. LAKESIDE DR. S. I-40, W. SALISBURY ST.	RESIDENTIAL URBAN	69
680861	STAFFORD OAKS - K'VILLE; BOUNDED BY S.MAIN ST.TO THE NORTH, HWY 421 IS SOUTH, HILLCREST ST IS EAST, & OLD WINSTON RD IS WEST.	RESIDENTIAL URBAN	19

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

680865	MOUNTAIN VIEW HEIGHTS - K'VILLE CITY;BOUNDED BY LAKE DR TO THE WEST,W.MT.ST.TO THE NORTH AND EAST.	RESIDENTIAL URBAN	102
680870	ARBOR ACRES - N KERNERSVILLE; ON DOBSON ST @ CITY LIMIT	RESIDENTIAL URBAN	70
680873	DANAY DRIVE - WEST OF OLD VALLEY SCHOOL ROAD AT DANAY DRIVE AND TANNELSON DRIVE	RESIDENTIAL URBAN	46
680878	SUMMERLYN PARK - EAST SIDE KERNER RD 2000 FEET NORTH OF DEAN RD	RESIDENTIAL URBAN	21
680887	BONANZA HILLS/TIPTON EST. - E N E COUNTY; AT END OF KERNER RD	RESIDENTIAL URBAN	132
681831	ROCKY SPRINGS - SOUTH OF WATKINS FORD RD & US HWY 311; NORTH OF HIGH POINT RD; WEST OF NC HWY 66; OFF PINE MEADOWS RD.	RESIDENTIAL URBAN	15
681850	ANGUS WOODS - S. KERNERSVILLE, N. OLD SALEM RD., E. TAGUE RD. S. NEW I-40, W. HWY 66	RESIDENTIAL URBAN	45
681860	STAFFORD PARK PH 1 - E BUS 40 TO K-VILLE MAIN ST.LEFT ON MAIN ST.RT ON STAFFORD PARK DR	RESIDENTIAL URBAN	38
681861	STOCKTON HOMES - SW KERNERSVILLE, N. I-40, E. MAIN ST., S. PINEVIEW DR. W. SALISBURY RD.	RESIDENTIAL URBAN	54
681862	KORNER ESTATES - KERNERSVILLE, N. I-40, E. HOPKINS RD., S. HARMON RD., W. BROAD ST.	RESIDENTIAL URBAN	89
681864	OAKHURST EAST - BOUNDED BY HASTINGS DR TO THE NORTH,KERNER ST IS WEST, CHERRY ST IS EAST AND TANYARD CT IS SOUTH.	RESIDENTIAL URBAN	13
681865	OAKHURST - K'VILLE;BOUNDED BY CHERRY ST TO THE EAST,OAKHURST TO T HE SOUTH,W.MTN ST. IS NORTH AND BAXTER IS WEST	RESIDENTIAL URBAN	55
681867	DAVIS PROPERTY - K'VILLE CITY;BOUNDED BY W.MTN.ST.,W.BODEHHAMER ST.,AND NELSON ST.COMMERCIAL RATE FROM 200	RESIDENTIAL URBAN	16
681903	SPRING HOLLOW - NORTH ON BELEWS CREEK RD PAST GOODWILL CHURCH RD RIGHT ON FULP'S MILL RD SPRING HOLLOW DR ON NORTH SIDE OF RD	RESIDENTIAL URBAN	28
682833	STONINGTON - S. KERNERSVILLE, N. HWY 311, E. OLD HIGH POINT RD., S. WATKINS RD. W. PINE MEADOWS DR. (010004)	RESIDENTIAL URBAN	25
682860	LINDSAY SNOW HOMES - S. KERNERSVILLE, N. CLAXTON RIDGE RD., E. SALISBURY ST S. LINDSAY DR., W. LEE ST.	RESIDENTIAL URBAN	30

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

682866	HIGHFIELD ADDN/RING JONES PICKETT DEVEL - K'VILLE CITY; W.BODENHAMER IS NORTH, W.MTN. ST. IS SOUTH,CHERRY ST IS EAST AND NELSON ST IS WEST.	RESIDENTIAL URBAN	103
682868	VICTORIAN SQUARE - DOBSON ST, NORTH OF WEST BODENHAMER ST, SOUTH OF ALLYSON KAY DR	RESIDENTIAL URBAN	39
682869	VICTORIAN VILLAGE - N KERNERSVILLE; ON DOBSON ST @ CITY LIMIT	RESIDENTIAL URBAN	45
682882	VANCE ROAD/LENBROOK ROAD - WEST OF VANCE RD, AT LENBROOK RD & DREXDALE DR	RESIDENTIAL URBAN	31
682885	SHEPPARDS RUN - EAST OF KERNER RD(SR 2021); NORTH OF VANCE RD(SR 2014) OFF SHEPPARD HILL RD(SR 2020); NEAR BELEWS CRK TWNSHP	RESIDENTIAL URBAN	23
683855	TREDEGAR SEC 1 AND 2 - SOUTH OF BUS I-40, EAST OF UNION CROSS RD, WEST OF N C HWY 66, ON SOUTH SIDE OF SHIELDS RD	RESIDENTIAL URBAN	121
683859	MORRO PLACE - S. KERNERSVILLE, N. SOUTH PARK DR., E. SALISBURY ST., S. I-40, W. LEE ST.	RESIDENTIAL URBAN	25
683863	HARMON PARK - KERNERSVILLE, N. SYLVAN ST., E. S. MAIN ST., S. E. MOUNTAIN ST, W. BROAD ST.	RESIDENTIAL URBAN	18
683867	SOUTH OF GARDENS OF MEMORY - N KERNERSVILLE; BOUNDED BY WEST BODENHAMER ST, PINEY GROVE RD, N CHERRY ST, COMM RATE =200	RESIDENTIAL URBAN	58
683873	SPRING LAKE/EMERYWOOD EST/HIDDEN HILLS - E COUNTY; BOUNDED BY LINVILLE SPRINGS RD & PINEY GROVE RD	RESIDENTIAL URBAN	366
684828	ROLLING ACRES - NW HIGHPOINT, S. HIGHPOINT RD., W. HWY 66	RESIDENTIAL URBAN	32
684842	YORKTOWN - NW HIGHPOINT, N. CANSTAFF DR., E. UNION CROSS RD., S. SANDY RIDGE RD., W. GUILFORD COUNTY	RESIDENTIAL URBAN	109
684843	STILLWOOD: OLD SALEM RD. NORTH, NC HWY 66 EAST, OGDEN SCHOOL RD. SO., TEAGUE LN. WEST	RESIDENTIAL URBAN	47
684859	SHIELD DALE HILLS - KERNERSVILLE, N. SOUTH PARK DR., E. UNION CROSS RD., S I-40, W. HWY. 66	RESIDENTIAL URBAN	51
684863	CRESCENT PARK - KERNERSVILLE, N. HARMON ST., E. S. MAIN ST., S. E. MOUNTAIN ST., W. DAVIS ST.	RESIDENTIAL URBAN	11
684869	LAKECREST/FARMWOOD/CAMBRIDGE SQUARE - N KERNERSVILLE; ON PINEY GROVE RD	RESIDENTIAL URBAN	75

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

684870	PINEY/LINVILLE - K'VILLE; BOUNDED BY LINVILLE SPRINGS RD, PINEY GROVE RD, CAMBRIDGE SQ. AND W. BODENHAMMER ST.	RESIDENTIAL URBAN	26
684913	STONEWOOD ACRES - N E COUNTY; ON CRAIG RD 20005	RESIDENTIAL URBAN	34
685828	HILLWOOD DRIVE - MOWERY DRIVE AND BARNEY RD (010003)	RESIDENTIAL URBAN	20
685861	MICHAEL HOMES - S. KERNERSVILLE, N. PHINEAS DR., E. SALISBURY ST., S. I-40, W. HWY 66	RESIDENTIAL URBAN	46
685864	W F ROSS DEV - W KERNERSVILLE; BOUNDED BY EAST BODENHAMER ST, TRENT ST	RESIDENTIAL URBAN	55
685865	KERNERSVILLE DEV CO LAND - E N E KERNERSVILLE; ENCOMPASSING ADAMS ST, BURK ST HOLT ST, GREEN AV, COMM RATES = 200	RESIDENTIAL URBAN	133
685867	W O DOGGETT DEV - N KERNERSVILLE; BOUNDED BY OAKRIDGE RD, NELSON ST, PITTS ST	RESIDENTIAL URBAN	29
685873	NORTH LAKE SEC TWO - WEST SIDE OF PINEY GROVE RD, NORTH OF HEDRICK RD, ACROSS FROM APPLGATE RD, NORTH OF KERNERSVILLE LIMITS	RESIDENTIAL URBAN	87
685876	CLIFFWOOD/HIDDEN HILLS - E N E COUNTY; ON PINEY GROVE RD	RESIDENTIAL URBAN	256
685880	VANCE ROAD/CEDAR CREEK DRIVE - WEST OF VANCE RD AT CEDAR CREEK DR & HICKORY HILL LN	RESIDENTIAL URBAN	30
685888	PINE KNOLLS - N E COUNTY; ON PINEY GROVE RD, COMM RATES =340	RESIDENTIAL URBAN	245
685904	WEST FORK BELEWS CREEK LAKE - N E COUNTY; LOTS ON DEER HILL RD & MONTGOMERY RIDGE RD W/ WATER FRONT W/ FEW EXCEPTIONS 20005	RESIDENTIAL URBAN	58
686838	WILLOW WOOD - NW HIGHPOINT, N. STONEHAVEN RD., E. PINE MEADOW RD., S. WATKINS FORD RD., W. HWY 66	RESIDENTIAL URBAN	20
686840	PINEWOOD TRAILS - NW HIGHPOINT, N. WATKINS FORD RD., E. UNION CROSS RD., S. OGDEN SCHOOL RD., W. GUILFORD COUNTY (010004)	RESIDENTIAL URBAN	117
686846	WELDEN VILLAGE: SOUTH OF I-40, WEST OF NC HWY 66, NORTH OF OGDEN SCHOOL RD, EAST OF TEAGUE LN	RESIDENTIAL URBAN	127

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

686869	KINGSRIDGE - OFF DONNELL ST/NEXT TO PORTER LN & LAKECREST DR COMM RATES = 200	RESIDENTIAL URBAN	109
686871	JULIAN POND - NORTH ON NC HWY 150 TO PINEY GROVE RD, ON EAST SIDE OF PINEY GROVE RD PASSED LINVILLE SPRINGS RD AT MCCOY RD	RESIDENTIAL URBAN	137
686873	APPLEGATE - E N E COUNTY; ON PINEY GROVE RD	RESIDENTIAL URBAN	48
686884	RIDGEWOOD - N E COUNTY; ON PINEY GROVE RD	RESIDENTIAL URBAN	62
686894	DEER PATH - N E COUNTY; ON PINEY GROVE RD	RESIDENTIAL URBAN	73
687826	EMERSON HEIGHTS - NW OF HIGHPOINT, S. OLD HIGHPOINT RD., E. HWY 66, W. OF GUILFORD COUNTY LINE (010003)	RESIDENTIAL URBAN	16
687835	ABBOTT OAKS - ON SW SIDE OF NC HWY 66, SOUTH OF I-40, NORTH OF U.S. HWY 311 ACROSS FROM STONEHAVEN RD IN ABBOTTS CREEK TWP	RESIDENTIAL URBAN	22
687865	TARHEEL TRAILS - NORTHWEST ON N MAIN ST (NC 150), SOUTH ON GRALIN RD EAST ON GRAVELAWN DR	RESIDENTIAL URBAN	32
687866	LINVILLE HILLS/CARLTON LAND - W KERNERSVILLE; VIA GRALIN RD	RESIDENTIAL URBAN	59
687868	O G PEGG & RAGLAND DEV - N E KERNERSVILLE; BOUNDED BY OAK RIDGE RD, BOST ST, DONNELL ST	RESIDENTIAL URBAN	51
687874	INGRAM EST - E N E COUNTY; ON PINEY GROVE RD COMM = #200	RESIDENTIAL URBAN	60
687878	CHLOE'S CREEK - WEST SIDE PINEY GROVE RD 2500' NORTH OF VANCE RD	RESIDENTIAL URBAN	28
687881	PINE MEADOWS - GORTMAN RD, OFF PINEY GROVE RD, EAST OF VANCE RD, WEST OF BETHEL CHURCH RD.	RESIDENTIAL URBAN	31
687913	STONEY POINT - NORTH ON CRAIG RD, PAST BELEWS CREEK RD ON RIGHT TO WINDSWEPT DR 20003	RESIDENTIAL URBAN	58
688828	DELRAY HOMES - W. HIGHPOINT, ON OLD HIGHPOINT RD. W. HWY 66	RESIDENTIAL URBAN	33
688851	FOX RUN - S. KERNERSVILLE, N. SANDY RIDGE RD., E. BROOKFORD RD. S. I-40, W. HWY 66 (010004)	RESIDENTIAL URBAN	93

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

688860	HARMON ESTATES - S. KERNERSVILLE, N. BROOKFORD RD., E. HWY 66, S. I-40 W. MACEY GROVE RD.	RESIDENTIAL URBAN	13
688862	DUNLAP SPRINGS - W KERNERSVILLE; BOUNDED BY HWY #421, GRAVES ST	RESIDENTIAL URBAN	40
688865	KRISTEN'S GATE - W KERNERSVILLE; VIA GRALIN RD	RESIDENTIAL URBAN	63
688892	HARLAN DRIVE - EAST OF PINEY GROVE RD AT HARLAN DR & TWIN LAKE DR ACREAGE RATE FROM CATCH-ALL 20004.	RESIDENTIAL URBAN	18
689848	BUNKERHILL ESTATES - S. KERNERSVILLE, N. SANDY RIDGE RD., E. HWY 66, S. I 40, W. SLATE RD.	RESIDENTIAL URBAN	68
689864	BERRY GARDEN PLACE - NORTH OF GRAVES ST. OFF BERRY GARDEN RD, LEFT ONTO WATERLINE DR.	RESIDENTIAL URBAN	32
689877	BETHEL FOREST/DWIGGINS HILLS - N E COUNTY; ON BETHEL CHURCH RD	RESIDENTIAL URBAN	61
689880	WARREN RD. SUBDIVISION: PUMPKIN RIDGE RD. NORTH, STIGALL RD. EAST, PINEY GROVE RD. WEST.	RESIDENTIAL URBAN	6
690836	SQUIRE MANOR - HWY 66 SOUTH;EAST ON PAYNE RD TO SQUIRE DAVIS RD;SITE IS ON LEFT,PAST MCNEILL RD.	RESIDENTIAL URBAN	23
690867	HUNTINGTON RUN - SOUTH OF HWY 150/OFF CHAUCER MANOR LANE/NEAR ADAM-MILL IS PLANT/KERNERSVILLE	RESIDENTIAL URBAN	113
690869	WATMEAD & HICKS-EDWARDS RDS DEV - N E OF KERNERSVILLE; ON SR RD #2037 (COUNTY LINE RD)	RESIDENTIAL URBAN	26
690886	MIKKOLA DOWNS - N E COUNTY; ON PUMPKIN RIDGE RD	RESIDENTIAL URBAN	59
690902	WILLOW SPRINGS - N E COUNTY; ON KERNERSVILLE RD	RESIDENTIAL URBAN	20
690912	LAKE POINT - NORTHWEST SIDE OF BELEWS LAKE	RESIDENTIAL URBAN	46
691868	CHELSEA PLACE - N E OF KERNERSVILLE; BOUNDED BY COUNTY LINE RD & SMITH EDWARDS RD	RESIDENTIAL URBAN	44
691873	NEIL PENDRY SUBDIVISION: BETHEL CHURCH RD. WEST, NORTH MAIN ST. SOUTH, STIGALL RD. EAST, PROXIMITY CT. NORTH	RESIDENTIAL URBAN	8

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

691884	BETHEL CHURCH ROAD/BETHEL DRIVE - SOUTHEAST OF BETHEL CHURCH RD, BETHEL DRIVE AND THELBE LN	RESIDENTIAL URBAN	23
692843	PEABODY FOREST - ON WEST SIDE OF PEABODY RD, SOUTH OF BUNKER HILL-SANDY RIDGE RD, ON THE GUILDFORD COUNTY LINE	RESIDENTIAL URBAN	32
692856	SOUTHWOOD (NORTH) - E. KERNERSVILLE, N. TWIN CREEK RD., E. MACEY GROVE RD. S. I-40, W. GUILFORD COUNTY (010004)	RESIDENTIAL URBAN	83
692862	LAKEVIEW - W KERNERSVILLE; ON HWY 421 RIGHT AT COUNTY LINE	RESIDENTIAL URBAN	27
692872	DRUMMOND ESTATES - U.S. HWY 158 N, NC HWY 68 E, U.S. HWY 421 SOUTH	RESIDENTIAL URBAN	47
692873	HARVEST RIDGE - TAKE N. MAIN ST (NC HWY 150) THRU KERNERSVILLE PAST BETHEL CHURCH RD TO FORSYTH RD ON RIGHT @ COUNTY LINE	RESIDENTIAL URBAN	30
692879	TAYLOR ESTATE - N E COUNTY; ON BETHEL CHURCH RD	RESIDENTIAL URBAN	60
692904	MARION POINTE - NORTH SIDE OF US 158, EAST OF PINEY GROVE RD., APPROX. 1400' FROM GUILDFORD CO. LINE, AT BELEWS LAKE	RESIDENTIAL URBAN	37
692909	MEADOW RIDGE - NORTH ON BELEWS CREEK RD (NC 65),PAST BLUE HILL DR, LEFT ON COOK FARM RD,LEFT ON BLUE WATER CT	RESIDENTIAL URBAN	21
693861	KENTLAND RIDGE - NORTH SIDE EAST MOUNTAIN RD EAST OF LAKEVIEW DR PT IN GUILFORD CO	RESIDENTIAL URBAN	50
693909	BLUE HILL DRIVE/PLUNKETT ROAD - SOUTH OF BELEWS CREEK RD, WEST OF COUNTY LINE	RESIDENTIAL URBAN	34
693910	SILVER CREEK - NORTH SIDE BELEWS CREEK RD 1000 FT WEST OF GUILFORD CO	RESIDENTIAL URBAN	13
693913	BLUE WATER COVE - BELEWS CREEK RD TO LEFT ON MT CARMEL RD.LEFT ON EASTSHORE CIR.SITE ON LEFT	RESIDENTIAL URBAN	26
5868571	SHALLOWFORD RESERVE - US 421 TO STYERS FERRY RD.RT ON STYERS FERRY RD. LFT ON SHALLOWFORD RD.LFT ON SHALLOWFORD RESERVE DR	RESIDENTIAL URBAN	57
5968411	WYNBROOK PH 1 - ON SOUTHEAST SIDE OF PEACE HAVEN RD ON EAST SIDE OF MUDDY CREEK AND NORTH OF I-40 ACROSS FROM SEDGEMONT DR	RESIDENTIAL URBAN	112

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

6078411	HILLCREST TOWNE CENTER (SFR)- SOUTH OF FARMBROOK RD;NORTH OF HOLLINSWOOD AVE; WEST OF STRATFORD RD.	RESIDENTIAL URBAN	103
6108951	LONG CREEK VILLAGE - NE ON BETHANIA-RURAL HALL RD TO TURFWOOD DR, RIGHT ON LONG CREEK DR IN CURVE NEAR THORNWOOD LN	RESIDENTIAL URBAN	190
6128371	GRIFFITH PARK - WEST OF GRIFFITH RD SO THEAST OF EVERIDGE RD	RESIDENTIAL URBAN	105
6138561	GLADE & GUINEVERE - SILAS CRK. PKWY TO THE EAST, NOTTINGHAM RD TO THE NORTH, COUNTRY CLUB RD TO THE SOUTH,GORDON TO WEST	RESIDENTIAL URBAN	18
6178411	WYNFIELD & WYNFIELD CROSSING - S CITY; OFF BURKE MILL RD	RESIDENTIAL URBAN	33
6178431	BURKE MILL PL/WILLIAMSBURG SQ - SW CITY, ON BURKE MILL RD., SOUTH OF SILAS CREEK PKY. ACROSS FROM BRITISH WOODS	RESIDENTIAL URBAN	113
6258231	OLIVER'S CROSSING - SOUTH ON NC 150/PETERS CREEK PKY, ACROSS FROM WILSHIRE GOLF COURSE, NORTH OF FISHEL RD AND DAVIDSON CO LINE	RESIDENTIAL URBAN	82
6268251	PARKSIDE WEST - NORTH ON PETERS CREEK PKY,PAST CANTERBURY PARK DR ON LEFT,RIGHT ON PARKSIDE PLACE DR,	RESIDENTIAL URBAN	286
6378211	MOUNT HOPE - HWY 52 SOUTH TO MAIN ST.LFT ON MAIN ST.SITE ON LEFT PAST JONES RD.LFT ON MOUNT HOPE LN	RESIDENTIAL URBAN	134
6478531	SHALIMAR/SALEM VILLAGE - \. REYNOLDS PARK RD., E. BUTLER DR., S. LOWERY ST., W. SALEM LAKE RD. (70)	RESIDENTIAL URBAN	169
6598551	VERNON FARMS - WEST ON KERNERSVILLE RD, LEFT ON LINVILLE RD, ACROSS FROM BELL WEST DR, LEFT ON WESTHILL PLACE	RESIDENTIAL URBAN	346
6628821	WHITEHALL VILLAGE - NORTH OF OLD HOLLOW RD WEST OF 158	RESIDENTIAL URBAN	137
6688681	TRILLIUM SUBDIVISION - WEST MOUNTAIN ST PAST CLUBB RD.RT ON TRILLUM PLACE	RESIDENTIAL URBAN	23
6718391	WEATHERSTONE (SFR)- OFF UNION CROSS RD, NORTH OF US 311, SOUTH OF TEMPLE SCHOOL RD.	RESIDENTIAL URBAN	157
6758621	KENSINGTON VILLAGE - ON EAST SIDE OF HOPKINS RD, SOUTH OF KENTON DR AND NORTH OF LAMSHIRE RD IN KERNERSVILLE	RESIDENTIAL URBAN	51

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

6808641	MCCONNELL SUBDIV & CONDOS - SOUTH CHERRY ST TO OAKHURST DR, LEFT ON LAMBETH FARM LN NORTH, SOUTH OF MOUNTAIN VIEW DR	RESIDENTIAL URBAN	44
6838581	COTTAGE PLACE - CITY OF K'VILLE; BOUNDED BY SALIBURY ST TO THE WEST, DUGGINS ST IS NORTH, GRANDE LN IS EAST & CTY.LIM. IS S	RESIDENTIAL URBAN	61

Land Valuation

Rural Acreage Adjustment Table

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
0.01	0.45	1.867570	1.56	1.60	1.779000	3.51	3.55	1.467320
0.46	0.47	2.174870	1.61	1.65	1.770550	3.56	3.60	1.461440
0.48	0.49	2.159930	1.66	1.70	1.762590	3.61	3.65	1.455730
0.50	0.51	2.144650	1.71	1.75	1.754060	3.66	3.70	1.450160
0.52	0.53	2.129370	1.76	1.80	1.746000	3.71	3.75	1.444670
0.54	0.55	2.114430	1.81	1.85	1.737410	3.76	3.80	1.439320
0.56	0.57	2.099150	1.86	1.90	1.729260	3.81	3.85	1.434100
0.58	0.59	2.084210	1.91	1.95	1.720620	3.86	3.90	1.429030
0.60	0.61	2.068930	1.96	2.00	1.712400	3.91	3.95	1.424050
0.62	0.63	2.056700	2.01	2.05	1.703760	3.96	4.00	1.419200
0.64	0.65	2.044820	2.06	2.10	1.695520	4.01	4.05	1.414420
0.66	0.67	2.032590	2.11	2.15	1.686880	4.06	4.10	1.409760
0.68	0.69	2.020710	2.16	2.20	1.678640	4.11	4.15	1.405200
0.70	0.71	2.008480	2.21	2.25	1.670000	4.16	4.20	1.400760
0.72	0.73	1.997620	2.26	2.30	1.661740	4.21	4.25	1.396400
0.74	0.75	1.987090	2.31	2.35	1.653110	4.26	4.30	1.392140
0.76	0.77	1.976230	2.36	2.40	1.644830	4.31	4.35	1.387930
0.78	0.79	1.965700	2.41	2.45	1.636200	4.36	4.40	1.383820
0.80	0.81	1.954830	2.46	2.50	1.627920	4.41	4.45	1.379800
0.82	0.83	1.945330	2.51	2.55	1.619330	4.46	4.50	1.375870
0.84	0.85	1.936160	2.56	2.60	1.611080	4.51	4.55	1.372000
0.86	0.87	1.926650	2.61	2.65	1.602530	4.56	4.60	1.368220
0.88	0.89	1.917480	2.66	2.70	1.594300	4.61	4.65	1.364470
0.90	0.91	1.907970	2.71	2.75	1.585780	4.66	4.70	1.360810
0.92	0.93	1.899830	2.76	2.80	1.577570	4.71	4.75	1.357240
0.94	0.95	1.891680	2.81	2.85	1.569120	4.76	4.80	1.353750
0.96	0.97	1.883870	2.86	2.90	1.560970	4.81	4.85	1.350310
0.98	0.99	1.875720	2.91	2.95	1.552580	4.86	4.90	1.346940
1.00	1.05	1.867570	2.96	3.00	1.544470	4.91	4.95	1.343600
1.06	1.10	1.855450	3.01	3.05	1.536390	4.96	5.00	1.340320
1.11	1.15	1.848260	3.06	3.10	1.528580	5.01	5.05	1.337110
1.16	1.20	1.841670	3.11	3.15	1.520950	5.06	5.10	1.333960
1.21	1.25	1.833920	3.16	3.20	1.513560	5.11	5.15	1.330830
1.26	1.30	1.826770	3.21	3.25	1.506340	5.16	5.20	1.327770
1.31	1.35	1.818670	3.26	3.30	1.499330	5.21	5.25	1.324760
1.36	1.40	1.811140	3.31	3.35	1.492540	5.26	5.30	1.321810
1.41	1.45	1.802900	3.36	3.40	1.485940	5.31	5.35	1.318900
1.46	1.50	1.795200	3.41	3.45	1.479570	5.36	5.40	1.316040
1.51	1.55	1.786840	3.46	3.50	1.473370	5.41	5.45	1.313190

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
5.46	5.50	1.310400	7.41	7.45	1.226170	9.36	9.40	1.169790
5.51	5.55	1.307660	7.46	7.50	1.224560	9.41	9.45	1.168550
5.56	5.60	1.304960	7.51	7.55	1.222860	9.46	9.50	1.167330
5.61	5.65	1.302300	7.56	7.60	1.221180	9.51	9.55	1.166090
5.66	5.70	1.299680	7.61	7.65	1.219530	9.56	9.60	1.164880
5.71	5.75	1.297080	7.66	7.70	1.217900	9.61	9.65	1.163670
5.76	5.80	1.294520	7.71	7.75	1.216280	9.66	9.70	1.162470
5.81	5.85	1.292000	7.76	7.80	1.214690	9.71	9.75	1.161280
5.86	5.90	1.289530	7.81	7.85	1.213100	9.76	9.80	1.160100
5.91	5.95	1.287090	7.86	7.90	1.211520	9.81	9.85	1.158910
5.96	6.00	1.284700	7.91	7.95	1.209960	9.86	9.90	1.157740
6.01	6.05	1.282310	7.96	8.00	1.208430	9.91	9.95	1.156570
6.06	6.10	1.279970	8.01	8.05	1.206890	9.96	10.00	1.155420
6.11	6.15	1.277660	8.06	8.10	1.205380	10.01	10.05	1.154270
6.16	6.20	1.275390	8.11	8.15	1.203870	10.06	10.10	1.153130
6.21	6.25	1.273140	8.16	8.20	1.202370	10.11	10.15	1.151990
6.26	6.30	1.270920	8.21	8.25	1.200880	10.16	10.20	1.150860
6.31	6.35	1.268710	8.26	8.30	1.199420	10.21	10.25	1.149750
6.36	6.40	1.266530	8.31	8.35	1.197960	10.26	10.30	1.148640
6.41	6.45	1.264390	8.36	8.40	1.196520	10.31	10.35	1.147540
6.46	6.50	1.262280	8.41	8.45	1.195080	10.36	10.40	1.146440
6.51	6.55	1.260180	8.46	8.50	1.193650	10.41	10.45	1.145340
6.56	6.60	1.258120	8.51	8.55	1.192230	10.46	10.50	1.144250
6.61	6.65	1.256060	8.56	8.60	1.190840	10.51	10.55	1.143170
6.66	6.70	1.254030	8.61	8.65	1.189450	10.56	10.60	1.142090
6.71	6.75	1.251880	8.66	8.70	1.188070	10.61	10.65	1.141020
6.76	6.80	1.249760	8.71	8.75	1.186690	10.66	10.70	1.139960
6.81	6.85	1.247960	8.76	8.80	1.185320	10.71	10.75	1.138890
6.86	6.90	1.246170	8.81	8.85	1.183970	10.76	10.80	1.137830
6.91	6.95	1.244240	8.86	8.90	1.182630	10.81	10.85	1.136780
6.96	7.00	1.242340	8.91	8.95	1.181310	10.86	10.90	1.135740
7.01	7.05	1.240480	8.96	9.00	1.180000	10.91	10.95	1.134700
7.06	7.10	1.238650	9.01	9.05	1.178690	10.96	11.00	1.133670
7.11	7.15	1.236830	9.06	9.10	1.177380	11.01	11.05	1.132630
7.16	7.20	1.235030	9.11	9.15	1.176100	11.06	11.10	1.131600
7.21	7.25	1.233230	9.16	9.20	1.174830	11.11	11.15	1.130580
7.26	7.30	1.231450	9.21	9.25	1.173560	11.16	11.20	1.129570
7.31	7.35	1.229620	9.26	9.30	1.172300	11.21	11.25	1.128570
7.36	7.40	1.227810	9.31	9.35	1.171040	11.26	11.30	1.127580

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
11.31	11.35	1.126570	13.26	13.30	1.091260	15.21	15.25	1.061120
11.36	11.40	1.125580	13.31	13.35	1.090430	15.26	15.30	1.060410
11.41	11.45	1.124540	13.36	13.40	1.089610	15.31	15.35	1.059690
11.46	11.50	1.123510	13.41	13.45	1.088780	15.36	15.40	1.058970
11.51	11.55	1.122590	13.46	13.50	1.087960	15.41	15.45	1.058240
11.56	11.60	1.121670	13.51	13.55	1.087140	15.46	15.50	1.057510
11.61	11.65	1.120700	13.56	13.60	1.086340	15.51	15.55	1.056810
11.66	11.70	1.119730	13.61	13.65	1.085530	15.56	15.60	1.056120
11.71	11.75	1.118770	13.66	13.70	1.084730	15.61	15.65	1.055410
11.76	11.80	1.117830	13.71	13.75	1.083920	15.66	15.70	1.054710
11.81	11.85	1.116890	13.76	13.80	1.083120	15.71	15.75	1.054010
11.86	11.90	1.115950	13.81	13.85	1.082320	15.76	15.80	1.053300
11.91	11.95	1.115000	13.86	13.90	1.081530	15.81	15.85	1.052610
11.96	12.00	1.114070	13.91	13.95	1.080720	15.86	15.90	1.051910
12.01	12.05	1.113140	13.96	14.00	1.079930	15.91	15.95	1.051220
12.06	12.10	1.112210	14.01	14.05	1.079150	15.96	16.00	1.050530
12.11	12.15	1.111300	14.06	14.10	1.078370	16.01	16.05	1.049830
12.16	12.20	1.110390	14.11	14.15	1.077590	16.06	16.10	1.049140
12.21	12.25	1.109480	14.16	14.20	1.076820	16.11	16.15	1.048460
12.26	12.30	1.108570	14.21	14.25	1.076040	16.16	16.20	1.047780
12.31	12.35	1.107670	14.26	14.30	1.075260	16.21	16.25	1.046850
12.36	12.40	1.106770	14.31	14.35	1.074490	16.26	16.30	1.045930
12.41	12.45	1.105880	14.36	14.40	1.073720	16.31	16.35	1.045490
12.46	12.50	1.104990	14.41	14.45	1.072960	16.36	16.40	1.045050
12.51	12.55	1.104100	14.46	14.50	1.072210	16.41	16.45	1.044370
12.56	12.60	1.103210	14.51	14.55	1.071440	16.46	16.50	1.043700
12.61	12.65	1.102330	14.56	14.60	1.070680	16.51	16.55	1.043030
12.66	12.70	1.101460	14.61	14.65	1.069930	16.56	16.60	1.042360
12.71	12.75	1.100600	14.66	14.70	1.069180	16.61	16.65	1.041690
12.76	12.80	1.099730	14.71	14.75	1.068440	16.66	16.70	1.041020
12.81	12.85	1.098860	14.76	14.80	1.067700	16.71	16.75	1.040350
12.86	12.90	1.098000	14.81	14.85	1.066960	16.76	16.80	1.039690
12.91	12.95	1.097140	14.86	14.90	1.066210	16.81	16.85	1.039030
12.96	13.00	1.096290	14.91	14.95	1.065480	16.86	16.90	1.038380
13.01	13.05	1.095450	14.96	15.00	1.064760	16.91	16.95	1.037710
13.06	13.10	1.094610	15.01	15.05	1.064030	16.96	17.00	1.037040
13.11	13.15	1.093760	15.06	15.10	1.063300	17.01	17.05	1.036380
13.16	13.20	1.092920	15.11	15.15	1.062570	17.06	17.10	1.035730
13.21	13.25	1.092090	15.16	15.20	1.061840	17.11	17.15	1.035080

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
17.16	17.20	1.034430	19.11	19.15	1.010060	21.06	21.10	0.988490
17.21	17.25	1.033770	19.16	19.20	1.009460	21.11	21.15	0.988000
17.26	17.30	1.033120	19.21	19.25	1.008830	21.16	21.20	0.987500
17.31	17.35	1.032470	19.26	19.30	1.008200	21.21	21.25	0.987010
17.36	17.40	1.031830	19.31	19.35	1.007630	21.26	21.30	0.986520
17.41	17.45	1.031190	19.36	19.40	1.007070	21.31	21.35	0.986030
17.46	17.50	1.030550	19.41	19.45	1.006480	21.36	21.40	0.985530
17.51	17.55	1.029900	19.46	19.50	1.005890	21.41	21.45	0.985040
17.56	17.60	1.029260	19.51	19.55	1.005290	21.46	21.50	0.984550
17.61	17.65	1.028620	19.56	19.60	1.004690	21.51	21.55	0.984060
17.66	17.70	1.027990	19.61	19.65	1.004100	21.56	21.60	0.983570
17.71	17.75	1.027350	19.66	19.70	1.003510	21.61	21.65	0.983070
17.76	17.80	1.026720	19.71	19.75	1.002930	21.66	21.70	0.982580
17.81	17.85	1.026080	19.76	19.80	1.002340	21.71	21.75	0.982090
17.86	17.90	1.025440	19.81	19.85	1.001750	21.76	21.80	0.981600
17.91	17.95	1.024810	19.86	19.90	1.001170	21.81	21.85	0.981100
17.96	18.00	1.024190	19.91	19.95	1.000580	21.86	21.90	0.980610
18.01	18.05	1.023560	19.96	20.00	1.000000	21.91	21.95	0.980120
18.06	18.10	1.022930	20.01	20.05	0.999470	21.96	22.00	0.979630
18.11	18.15	1.022300	20.06	20.10	0.998950	22.01	22.05	0.979170
18.16	18.20	1.021680	20.11	20.15	0.998420	22.06	22.10	0.978710
18.21	18.25	1.021060	20.16	20.20	0.997890	22.11	22.15	0.978250
18.26	18.30	1.020440	20.21	20.25	0.997370	22.16	22.20	0.977800
18.31	18.35	1.019810	20.26	20.30	0.996840	22.21	22.25	0.977330
18.36	18.40	1.019200	20.31	20.35	0.996320	22.26	22.30	0.976880
18.41	18.45	1.018580	20.36	20.40	0.995790	22.31	22.35	0.976420
18.46	18.50	1.017970	20.41	20.45	0.995260	22.36	22.40	0.975960
18.51	18.55	1.017350	20.46	20.50	0.994740	22.41	22.45	0.975500
18.56	18.60	1.016740	20.51	20.55	0.994210	22.46	22.50	0.975040
18.61	18.65	1.016120	20.56	20.60	0.993680	22.51	22.55	0.974580
18.66	18.70	1.015510	20.61	20.65	0.993160	22.56	22.60	0.974130
18.71	18.75	1.014900	20.66	20.70	0.992630	22.61	22.65	0.973670
18.76	18.80	1.014290	20.71	20.75	0.992110	22.66	22.70	0.973210
18.81	18.85	1.013680	20.76	20.80	0.991580	22.71	22.75	0.972750
18.86	18.90	1.013080	20.81	20.85	0.991050	22.76	22.80	0.972290
18.91	18.95	1.012470	20.86	20.90	0.990530	22.81	22.85	0.971830
18.96	19.00	1.011860	20.91	20.95	0.990000	22.86	22.90	0.971380
19.01	19.05	1.011260	20.96	21.00	0.989470	22.91	22.95	0.970920
19.06	19.10	1.010660	21.01	21.05	0.988980	22.96	23.00	0.970460

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
23.01	23.05	0.970030	24.96	25.00	0.954160	26.91	26.95	0.939920
23.06	23.10	0.969610	25.01	25.05	0.953790	26.96	27.00	0.939560
23.11	23.15	0.969190	25.06	25.10	0.953410	27.01	27.05	0.939220
23.16	23.20	0.968760	25.11	25.15	0.953040	27.06	27.10	0.938880
23.21	23.25	0.968340	25.16	25.20	0.952670	27.11	27.15	0.938540
23.26	23.30	0.967910	25.21	25.25	0.952290	27.16	27.20	0.938200
23.31	23.35	0.967490	25.26	25.30	0.951920	27.21	27.25	0.937860
23.36	23.40	0.967060	25.31	25.35	0.951540	27.26	27.30	0.937520
23.41	23.45	0.966630	25.36	25.40	0.951170	27.31	27.35	0.937180
23.46	23.50	0.966210	25.41	25.45	0.950800	27.36	27.40	0.936840
23.51	23.55	0.965790	25.46	25.50	0.950420	27.41	27.45	0.936500
23.56	23.60	0.965370	25.51	25.55	0.950050	27.46	27.50	0.936160
23.61	23.65	0.964940	25.56	25.60	0.949680	27.51	27.55	0.935820
23.66	23.70	0.964520	25.61	25.65	0.949300	27.56	27.60	0.935480
23.71	23.75	0.964090	25.66	25.70	0.948930	27.61	27.65	0.935140
23.76	23.80	0.963670	25.71	25.75	0.948560	27.66	27.70	0.934800
23.81	23.85	0.963240	25.76	25.80	0.948180	27.71	27.75	0.934470
23.86	23.90	0.962820	25.81	25.85	0.947810	27.76	27.80	0.934130
23.91	23.95	0.962390	25.86	25.90	0.947440	27.81	27.85	0.933790
23.96	24.00	0.961970	25.91	25.95	0.947060	27.86	27.90	0.933450
24.01	24.05	0.961580	25.96	26.00	0.946690	27.91	27.95	0.933110
24.06	24.10	0.961190	26.01	26.05	0.946330	27.96	28.00	0.932770
24.11	24.15	0.960800	26.06	26.10	0.945980	28.01	28.05	0.932440
24.16	24.20	0.960410	26.11	26.15	0.945620	28.06	28.10	0.932120
24.21	24.25	0.960020	26.16	26.20	0.945260	28.11	28.15	0.931800
24.26	24.30	0.959630	26.21	26.25	0.944910	28.16	28.20	0.931480
24.31	24.35	0.959240	26.26	26.30	0.944550	28.21	28.25	0.931150
24.36	24.40	0.958850	26.31	26.35	0.944190	28.26	28.30	0.930830
24.41	24.45	0.958460	26.36	26.40	0.943840	28.31	28.35	0.930510
24.46	24.50	0.958060	26.41	26.45	0.943480	28.36	28.40	0.930190
24.51	24.55	0.957670	26.46	26.50	0.943120	28.41	28.45	0.929860
24.56	24.60	0.957280	26.51	26.55	0.942770	28.46	28.50	0.929540
24.61	24.65	0.956890	26.56	26.60	0.942410	28.51	28.55	0.929220
24.66	24.70	0.956500	26.61	26.65	0.942050	28.56	28.60	0.928900
24.71	24.75	0.956110	26.66	26.70	0.941700	28.61	28.65	0.928570
24.76	24.80	0.955720	26.71	26.75	0.941340	28.66	28.70	0.928250
24.81	24.85	0.955330	26.76	26.80	0.940980	28.71	28.75	0.927930
24.86	24.90	0.954940	26.81	26.85	0.940630	28.76	28.80	0.927610
24.91	24.95	0.954550	26.86	26.90	0.940270	28.81	28.85	0.927280

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
28.86	28.90	0.926960	31.61	31.70	0.910390	35.51	35.60	0.888150
28.91	28.95	0.926640	31.71	31.80	0.909810	35.61	35.70	0.887590
28.96	29.00	0.926320	31.81	31.90	0.909240	35.71	35.80	0.887030
29.01	29.05	0.926010	31.91	32.00	0.908660	35.81	35.90	0.886470
29.06	29.10	0.925700	32.01	32.10	0.908080	35.91	36.00	0.885910
29.11	29.15	0.925400	32.11	32.20	0.907500	36.01	36.10	0.885370
29.16	29.20	0.925090	32.21	32.30	0.906930	36.11	36.20	0.884820
29.21	29.25	0.924790	32.31	32.40	0.906350	36.21	36.30	0.884280
29.26	29.30	0.924480	32.41	32.50	0.905770	36.31	36.40	0.883740
29.31	29.35	0.924180	32.51	32.60	0.905200	36.41	36.50	0.883190
29.36	29.40	0.923870	32.61	32.70	0.904620	36.51	36.60	0.882650
29.41	29.45	0.923570	32.71	32.80	0.904040	36.61	36.70	0.882100
29.46	29.50	0.923260	32.81	32.90	0.903460	36.71	36.80	0.881560
29.51	29.55	0.922950	32.91	33.00	0.902890	36.81	36.90	0.881020
29.56	29.60	0.922650	33.01	33.10	0.902310	36.91	37.00	0.880480
29.61	29.65	0.922340	33.11	33.20	0.901730	37.01	37.10	0.879930
29.66	29.70	0.922040	33.21	33.30	0.901150	37.11	37.20	0.879390
29.71	29.75	0.921730	33.31	33.40	0.900580	37.21	37.30	0.878850
29.76	29.80	0.921430	33.41	33.50	0.900000	37.31	37.40	0.878300
29.81	29.85	0.921120	33.51	33.60	0.899420	37.41	37.50	0.877760
29.86	29.90	0.920810	33.61	33.70	0.898850	37.51	37.60	0.877220
29.91	29.95	0.920510	33.71	33.80	0.898270	37.61	37.70	0.876670
29.96	30.00	0.920200	33.81	33.90	0.897690	37.71	37.80	0.876130
30.01	30.10	0.919630	33.91	34.00	0.897110	37.81	37.90	0.875590
30.11	30.20	0.919050	34.01	34.10	0.896550	37.91	38.00	0.875040
30.21	30.30	0.918470	34.11	34.20	0.895990	38.01	38.10	0.874500
30.31	30.40	0.917890	34.21	34.30	0.895430	38.11	38.20	0.873960
30.41	30.50	0.917320	34.31	34.40	0.894870	38.21	38.30	0.873410
30.51	30.60	0.916740	34.41	34.50	0.894310	38.31	38.40	0.872870
30.61	30.70	0.916160	34.51	34.60	0.893750	38.41	38.50	0.872330
30.71	30.80	0.915590	34.61	34.70	0.893190	38.51	38.60	0.871780
30.81	30.90	0.915010	34.71	34.80	0.892630	38.61	38.70	0.871240
30.91	31.00	0.914430	34.81	34.90	0.892070	38.71	38.80	0.870700
31.01	31.10	0.913850	34.91	35.00	0.891510	38.81	38.90	0.870150
31.11	31.20	0.913280	35.01	35.10	0.890950	38.91	39.00	0.869610
31.21	31.30	0.912700	35.11	35.20	0.890390	39.01	39.10	0.869070
31.31	31.40	0.912120	35.21	35.30	0.889830	39.11	39.20	0.868520
31.41	31.50	0.911540	35.31	35.40	0.889270	39.21	39.30	0.867980
31.51	31.60	0.910970	35.41	35.50	0.888710	39.31	39.40	0.867440

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
39.41	39.50	0.866890	43.31	43.40	0.848390	47.21	47.30	0.834960
39.51	39.60	0.866350	43.41	43.50	0.847960	47.31	47.40	0.834670
39.61	39.70	0.865810	43.51	43.60	0.847540	47.41	47.50	0.834380
39.71	39.80	0.865260	43.61	43.70	0.847110	47.51	47.60	0.834090
39.81	39.90	0.864720	43.71	43.80	0.846690	47.61	47.70	0.833800
39.91	40.00	0.864180	43.81	43.90	0.846260	47.71	47.80	0.833510
40.01	40.10	0.863680	43.91	44.00	0.845840	47.81	47.90	0.833220
40.11	40.20	0.863190	44.01	44.10	0.845480	47.91	48.00	0.832940
40.21	40.30	0.862680	44.11	44.20	0.845130	48.01	48.10	0.832670
40.31	40.40	0.862210	44.21	44.30	0.844770	48.11	48.20	0.832390
40.41	40.50	0.861710	44.31	44.40	0.844410	48.21	48.30	0.832120
40.51	40.60	0.861220	44.41	44.50	0.844060	48.31	48.40	0.831850
40.61	40.70	0.860730	44.51	44.60	0.843700	48.41	48.50	0.831580
40.71	40.80	0.860240	44.61	44.70	0.843340	48.51	48.60	0.831310
40.81	40.90	0.859750	44.71	44.80	0.842990	48.61	48.70	0.831040
40.91	41.00	0.859250	44.81	44.90	0.842630	48.71	48.80	0.830760
41.01	41.10	0.858760	44.91	45.00	0.842280	48.81	48.90	0.830490
41.11	41.20	0.858270	45.01	45.10	0.841920	48.91	49.00	0.830220
41.21	41.30	0.857780	45.11	45.20	0.841560	49.01	49.10	0.829950
41.31	41.40	0.857280	45.21	45.30	0.841210	49.11	49.20	0.829680
41.41	41.50	0.856790	45.31	45.40	0.840850	49.21	49.30	0.829410
41.51	41.60	0.856300	45.41	45.50	0.840490	49.31	49.40	0.829130
41.61	41.70	0.855810	45.51	45.60	0.840140	49.41	49.50	0.828860
41.71	41.80	0.855310	45.61	45.70	0.839780	49.51	49.60	0.828590
41.81	41.90	0.854820	45.71	45.80	0.839420	49.61	49.70	0.828320
41.91	42.00	0.854330	45.81	45.90	0.839070	49.71	49.80	0.828050
42.01	42.10	0.853900	45.91	46.00	0.838710	49.81	49.90	0.827780
42.11	42.20	0.853480	46.01	46.10	0.838420	49.91	50.00	0.827500
42.21	42.30	0.853060	46.11	46.20	0.838130	50.01	50.10	0.827230
42.31	42.40	0.852630	46.21	46.30	0.837840	50.11	50.20	0.826960
42.41	42.50	0.852210	46.31	46.40	0.837560	50.21	50.30	0.826690
42.51	42.60	0.851780	46.41	46.50	0.837270	50.31	50.40	0.826420
42.61	42.70	0.851360	46.51	46.60	0.836980	50.41	50.50	0.826150
42.71	42.80	0.850930	46.61	46.70	0.836690	50.51	50.60	0.825870
42.81	42.90	0.850510	46.71	46.80	0.836400	50.61	50.70	0.825600
42.91	43.00	0.850080	46.81	46.90	0.836110	50.71	50.80	0.825330
43.01	43.10	0.849660	46.91	47.00	0.835820	50.81	50.90	0.825060
43.11	43.20	0.849240	47.01	47.10	0.835530	50.91	51.00	0.824790
43.21	43.30	0.848810	47.11	47.20	0.835250	51.01	51.10	0.824520

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
51.11	51.20	0.824240	55.01	55.10	0.813650	58.91	59.00	0.803060
51.21	51.30	0.823970	55.11	55.20	0.813380	59.01	59.10	0.802780
51.31	51.40	0.823700	55.21	55.30	0.813110	59.11	59.20	0.802510
51.41	51.50	0.823430	55.31	55.40	0.812840	59.21	59.30	0.802240
51.51	51.60	0.823160	55.41	55.50	0.812560	59.31	59.40	0.801970
51.61	51.70	0.822890	55.51	55.60	0.812290	59.41	59.50	0.801700
51.71	51.80	0.822610	55.61	55.70	0.812020	59.51	59.60	0.801430
51.81	51.90	0.822340	55.71	55.80	0.811750	59.61	59.70	0.801150
51.91	52.00	0.822070	55.81	55.90	0.811480	59.71	59.80	0.800880
52.01	52.10	0.821800	55.91	56.00	0.811210	59.81	59.90	0.800610
52.11	52.20	0.821530	56.01	56.10	0.810930	59.91	60.00	0.800340
52.21	52.30	0.821260	56.11	56.20	0.810660	60.01	60.10	0.800070
52.31	52.40	0.820980	56.21	56.30	0.810390	60.11	60.20	0.799810
52.41	52.50	0.820710	56.31	56.40	0.810120	60.21	60.30	0.799540
52.51	52.60	0.820440	56.41	56.50	0.809850	60.31	60.40	0.799280
52.61	52.70	0.820170	56.51	56.60	0.809580	60.41	60.50	0.799010
52.71	52.80	0.819900	56.61	56.70	0.809300	60.51	60.60	0.798750
52.81	52.90	0.819630	56.71	56.80	0.809030	60.61	60.70	0.798490
52.91	53.00	0.819350	56.81	56.90	0.808760	60.71	60.80	0.798220
53.01	53.10	0.819080	56.91	57.00	0.808490	60.81	60.90	0.797960
53.11	53.20	0.818810	57.01	57.10	0.808220	60.91	61.00	0.797690
53.21	53.30	0.818540	57.11	57.20	0.807950	61.01	61.10	0.797430
53.31	53.40	0.818270	57.21	57.30	0.807670	61.11	61.20	0.797160
53.41	53.50	0.818000	57.31	57.40	0.807400	61.21	61.30	0.796900
53.51	53.60	0.817720	57.41	57.50	0.807130	61.31	61.40	0.796630
53.61	53.70	0.817450	57.51	57.60	0.806860	61.41	61.50	0.796370
53.71	53.80	0.817180	57.61	57.70	0.806590	61.51	61.60	0.796100
53.81	53.90	0.816910	57.71	57.80	0.806320	61.61	61.70	0.795840
53.91	54.00	0.816640	57.81	57.90	0.806040	61.71	61.80	0.795570
54.01	54.10	0.816370	57.91	58.00	0.805770	61.81	61.90	0.795310
54.11	54.20	0.816100	58.01	58.10	0.805500	61.91	62.00	0.795040
54.21	54.30	0.815820	58.11	58.20	0.805230	62.01	62.10	0.794780
54.31	54.40	0.815550	58.21	58.30	0.804960	62.11	62.20	0.794510
54.41	54.50	0.815280	58.31	58.40	0.804690	62.21	62.30	0.794250
54.51	54.60	0.815010	58.41	58.50	0.804410	62.31	62.40	0.793980
54.61	54.70	0.814740	58.51	58.60	0.804140	62.41	62.50	0.793720
54.71	54.80	0.814470	58.61	58.70	0.803870	62.51	62.60	0.793450
54.81	54.90	0.814190	58.71	58.80	0.803600	62.61	62.70	0.793190
54.91	55.00	0.813920	58.81	58.90	0.803330	62.71	62.80	0.792920

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
62.81	62.90	0.792660	66.71	66.80	0.782820	70.61	70.70	0.773550
62.91	63.00	0.792390	66.81	66.90	0.782580	70.71	70.80	0.773310
63.01	63.10	0.792130	66.91	67.00	0.782340	70.81	70.90	0.773070
63.11	63.20	0.791860	67.01	67.10	0.782110	70.91	71.00	0.772840
63.21	63.30	0.791600	67.11	67.20	0.781870	71.01	71.10	0.772600
63.31	63.40	0.791330	67.21	67.30	0.781630	71.11	71.20	0.772360
63.41	63.50	0.791070	67.31	67.40	0.781390	71.21	71.30	0.772120
63.51	63.60	0.790800	67.41	67.50	0.781150	71.31	71.40	0.771880
63.61	63.70	0.790540	67.51	67.60	0.780920	71.41	71.50	0.771650
63.71	63.80	0.790280	67.61	67.70	0.780680	71.51	71.60	0.771410
63.81	63.90	0.790010	67.71	67.80	0.780440	71.61	71.70	0.771170
63.91	64.00	0.789750	67.81	67.90	0.780200	71.71	71.80	0.770930
64.01	64.10	0.789480	67.91	68.00	0.779970	71.81	71.90	0.770700
64.11	64.20	0.789220	68.01	68.10	0.779730	71.91	72.00	0.770460
64.21	64.30	0.788950	68.11	68.20	0.779490	72.01	72.10	0.770220
64.31	64.40	0.788690	68.21	68.30	0.779250	72.11	72.20	0.769980
64.41	64.50	0.788420	68.31	68.40	0.779020	72.21	72.30	0.769750
64.51	64.60	0.788160	68.41	68.50	0.778780	72.31	72.40	0.769510
64.61	64.70	0.787890	68.51	68.60	0.778540	72.41	72.50	0.769270
64.71	64.80	0.787630	68.61	68.70	0.778300	72.51	72.60	0.769030
64.81	64.90	0.787360	68.71	68.80	0.778060	72.61	72.70	0.768790
64.91	65.00	0.787100	68.81	68.90	0.777830	72.71	72.80	0.768560
65.01	65.10	0.786860	68.91	69.00	0.777590	72.81	72.90	0.768320
65.11	65.20	0.786620	69.01	69.10	0.777350	72.91	73.00	0.768080
65.21	65.30	0.786380	69.11	69.20	0.777110	73.01	73.10	0.767840
65.31	65.40	0.786150	69.21	69.30	0.776880	73.11	73.20	0.767610
65.41	65.50	0.785910	69.31	69.40	0.776640	73.21	73.30	0.767370
65.51	65.60	0.785670	69.41	69.50	0.776400	73.31	73.40	0.767130
65.61	65.70	0.785430	69.51	69.60	0.776160	73.41	73.50	0.766890
65.71	65.80	0.785200	69.61	69.70	0.775920	73.51	73.60	0.766660
65.81	65.90	0.784960	69.71	69.80	0.775690	73.61	73.70	0.766420
65.91	66.00	0.784720	69.81	69.90	0.775450	73.71	73.80	0.766180
66.01	66.10	0.784480	69.91	70.00	0.775210	73.81	73.90	0.765940
66.11	66.20	0.784240	70.01	70.10	0.774970	73.91	74.00	0.765700
66.21	66.30	0.784010	70.11	70.20	0.774740	74.01	74.10	0.765470
66.31	66.40	0.783770	70.21	70.30	0.774500	74.11	74.20	0.765230
66.41	66.50	0.783530	70.31	70.40	0.774260	74.21	74.30	0.764990
66.51	66.60	0.783290	70.41	70.50	0.774020	74.31	74.40	0.764750
66.61	66.70	0.783060	70.51	70.60	0.773790	74.41	74.50	0.764520

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
74.51	74.60	0.764280	78.41	78.50	0.755010	82.31	82.40	0.746550
74.61	74.70	0.764040	78.51	78.60	0.754770	82.41	82.50	0.746350
74.71	74.80	0.763800	78.61	78.70	0.754530	82.51	82.60	0.746150
74.81	74.90	0.763570	78.71	78.80	0.754300	82.61	82.70	0.745940
74.91	75.00	0.763330	78.81	78.90	0.754060	82.71	82.80	0.745740
75.01	75.10	0.763090	78.91	79.00	0.753820	82.81	82.90	0.745530
75.11	75.20	0.762850	79.01	79.10	0.753580	82.91	83.00	0.745330
75.21	75.30	0.762610	79.11	79.20	0.753340	83.01	83.10	0.745130
75.31	75.40	0.762380	79.21	79.30	0.753110	83.11	83.20	0.744920
75.41	75.50	0.762140	79.31	79.40	0.752870	83.21	83.30	0.744720
75.51	75.60	0.761900	79.41	79.50	0.752630	83.31	83.40	0.744520
75.61	75.70	0.761660	79.51	79.60	0.752390	83.41	83.50	0.744310
75.71	75.80	0.761430	79.61	79.70	0.752160	83.51	83.60	0.744110
75.81	75.90	0.761190	79.71	79.80	0.751920	83.61	83.70	0.743900
75.91	76.00	0.760950	79.81	79.90	0.751680	83.71	83.80	0.743700
76.01	76.10	0.760710	79.91	80.00	0.751440	83.81	83.90	0.743500
76.11	76.20	0.760480	80.01	80.10	0.751240	83.91	84.00	0.743290
76.21	76.30	0.760240	80.11	80.20	0.751040	84.01	84.10	0.743090
76.31	76.40	0.760000	80.21	80.30	0.750830	84.11	84.20	0.742890
76.41	76.50	0.759760	80.31	80.40	0.750630	84.21	84.30	0.742680
76.51	76.60	0.759520	80.41	80.50	0.750420	84.31	84.40	0.742480
76.61	76.70	0.759290	80.51	80.60	0.750220	84.41	84.50	0.742280
76.71	76.80	0.759050	80.61	80.70	0.750020	84.51	84.60	0.742070
76.81	76.90	0.758810	80.71	80.80	0.749810	84.61	84.70	0.741870
76.91	77.00	0.758570	80.81	80.90	0.749610	84.71	84.80	0.741660
77.01	77.10	0.758340	80.91	81.00	0.749410	84.81	84.90	0.741460
77.11	77.20	0.758100	81.01	81.10	0.749200	84.91	85.00	0.741260
77.21	77.30	0.757860	81.11	81.20	0.749000	85.01	85.10	0.741050
77.31	77.40	0.757620	81.21	81.30	0.748790	85.11	85.20	0.740850
77.41	77.50	0.757390	81.31	81.40	0.748590	85.21	85.30	0.740650
77.51	77.60	0.757150	81.41	81.50	0.748390	85.31	85.40	0.740440
77.61	77.70	0.756910	81.51	81.60	0.748180	85.41	85.50	0.740240
77.71	77.80	0.756670	81.61	81.70	0.747980	85.51	85.60	0.740030
77.81	77.90	0.756430	81.71	81.80	0.747780	85.61	85.70	0.739830
77.91	78.00	0.756200	81.81	81.90	0.747570	85.71	85.80	0.739630
78.01	78.10	0.755960	81.91	82.00	0.747370	85.81	85.90	0.739420
78.11	78.20	0.755720	82.01	82.10	0.747160	85.91	86.00	0.739220
78.21	78.30	0.755480	82.11	82.20	0.746960	86.01	86.10	0.739020
78.31	78.40	0.755250	82.21	82.30	0.746760	86.11	86.20	0.738810

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
86.21	86.30	0.738610	90.11	90.20	0.730690	94.01	94.10	0.723270
86.31	86.40	0.738400	90.21	90.30	0.730500	94.11	94.20	0.723080
86.41	86.50	0.738200	90.31	90.40	0.730310	94.21	94.30	0.722880
86.51	86.60	0.738000	90.41	90.50	0.730120	94.31	94.40	0.722700
86.61	86.70	0.737790	90.51	90.60	0.729930	94.41	94.50	0.722510
86.71	86.80	0.737590	90.61	90.70	0.729740	94.51	94.60	0.722320
86.81	86.90	0.737390	90.71	90.80	0.729550	94.61	94.70	0.722100
86.91	87.00	0.737180	90.81	90.90	0.729360	94.71	94.80	0.721940
87.01	87.10	0.736980	90.91	91.00	0.729170	94.81	94.90	0.721750
87.11	87.20	0.736770	91.01	91.10	0.728980	94.91	95.00	0.721560
87.21	87.30	0.736570	91.11	91.20	0.728790	95.01	95.10	0.721390
87.31	87.40	0.736370	91.21	91.30	0.728600	95.11	95.20	0.721220
87.41	87.50	0.736160	91.31	91.40	0.728410	95.21	95.30	0.721050
87.51	87.60	0.735960	91.41	91.50	0.728220	95.31	95.40	0.720880
87.61	87.70	0.735760	91.51	91.60	0.728030	95.41	95.50	0.720710
87.71	87.80	0.735550	91.61	91.70	0.727840	95.51	95.60	0.720540
87.81	87.90	0.735350	91.71	91.80	0.727650	95.61	95.70	0.720370
87.91	88.00	0.735140	91.81	91.90	0.727460	95.71	95.80	0.720200
88.01	88.10	0.734940	91.91	92.00	0.727270	95.81	95.90	0.720030
88.11	88.20	0.734740	92.01	92.10	0.727080	95.91	96.00	0.719860
88.21	88.30	0.734530	92.11	92.20	0.726890	96.01	96.10	0.719690
88.31	88.40	0.734330	92.21	92.30	0.726700	96.11	96.20	0.719520
88.41	88.50	0.734130	92.31	92.40	0.726510	96.21	96.30	0.719350
88.51	88.60	0.733920	92.41	92.50	0.726320	96.31	96.40	0.719190
88.61	88.70	0.733720	92.51	92.60	0.726130	96.41	96.50	0.719020
88.71	88.80	0.733510	92.61	92.70	0.725940	96.51	96.60	0.718850
88.81	88.90	0.733310	92.71	92.80	0.725750	96.61	96.70	0.718680
88.91	89.00	0.733100	92.81	92.90	0.725560	96.71	96.80	0.718510
89.01	89.10	0.732900	92.91	93.00	0.725370	96.81	96.90	0.718340
89.11	89.20	0.732700	93.01	93.10	0.725170	96.91	97.00	0.718170
89.21	89.30	0.732500	93.11	93.20	0.724980	97.01	97.10	0.718000
89.31	89.40	0.732290	93.21	93.30	0.724790	97.11	97.20	0.717830
89.41	89.50	0.732090	93.31	93.40	0.724600	97.21	97.30	0.717660
89.51	89.60	0.731880	93.41	93.50	0.724410	97.31	97.40	0.717490
89.61	89.70	0.731680	93.51	93.60	0.724220	97.41	97.50	0.717320
89.71	89.80	0.731480	93.61	93.70	0.724030	97.51	97.60	0.717150
89.81	89.90	0.731270	93.71	93.80	0.723840	97.61	97.70	0.716980
89.91	90.00	0.731070	93.81	93.90	0.723650	97.71	97.80	0.716810
90.01	90.10	0.730880	93.91	94.00	0.723460	97.81	97.90	0.716640

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
97.91	98.00	0.716470	103.61	103.80	0.707270	111.41	111.60	0.695620
98.01	98.10	0.716300	103.81	104.00	0.706960	111.61	111.80	0.695350
98.11	98.20	0.716130	104.01	104.20	0.706660	111.81	112.00	0.695080
98.21	98.30	0.715960	104.21	104.40	0.706350	112.01	112.20	0.694800
98.31	98.40	0.715790	104.41	104.60	0.706040	112.21	112.40	0.694530
98.41	98.50	0.715620	104.61	104.80	0.705740	112.41	112.60	0.694260
98.51	98.60	0.715450	104.81	105.00	0.705430	112.61	112.80	0.693990
98.61	98.70	0.715280	105.01	105.20	0.705130	112.81	113.00	0.693720
98.71	98.80	0.715110	105.21	105.40	0.704820	113.01	113.20	0.693450
98.81	98.90	0.714940	105.41	105.60	0.704520	113.21	113.40	0.693170
98.91	99.00	0.714770	105.61	105.80	0.704210	113.41	113.60	0.692900
99.01	99.10	0.714600	105.81	106.00	0.703900	113.61	113.80	0.692630
99.11	99.20	0.714430	106.01	106.20	0.703600	113.81	114.00	0.692360
99.21	99.30	0.714260	106.21	106.40	0.703290	114.01	114.20	0.692090
99.31	99.40	0.714090	106.41	106.60	0.702990	114.21	114.40	0.691820
99.41	99.50	0.713920	106.61	106.80	0.702680	114.41	114.60	0.691540
99.51	99.60	0.713750	106.81	107.00	0.702380	114.61	114.80	0.691270
99.61	99.70	0.713580	107.01	107.20	0.702070	114.81	115.00	0.691000
99.71	99.80	0.713410	107.21	107.40	0.701770	115.01	115.20	0.690730
99.81	99.90	0.713240	107.41	107.60	0.701460	115.21	115.40	0.690460
99.91	100.00	0.713070	107.61	107.80	0.701150	115.41	115.60	0.690190
100.01	100.20	0.712770	107.81	108.00	0.700850	115.61	115.80	0.689920
100.21	100.40	0.712460	108.01	108.20	0.700540	115.81	116.00	0.689640
100.41	100.60	0.712160	108.21	108.40	0.700240	116.01	116.20	0.689370
100.61	100.80	0.711850	108.41	108.60	0.699930	116.21	116.40	0.689100
100.81	101.00	0.711540	108.61	108.80	0.699630	116.41	116.60	0.688830
101.01	101.20	0.711240	108.81	109.00	0.699320	116.61	116.80	0.688560
101.21	101.40	0.710930	109.01	109.20	0.699020	116.81	117.00	0.688290
101.41	101.60	0.710630	109.21	109.40	0.698710	117.01	117.20	0.688010
101.61	101.80	0.710320	109.41	109.60	0.698400	117.21	117.40	0.687740
101.81	102.00	0.710020	109.61	109.80	0.698100	117.41	117.60	0.687470
102.01	102.20	0.709710	109.81	110.00	0.697790	117.61	117.80	0.687200
102.21	102.40	0.709410	110.01	110.20	0.697520	117.81	118.00	0.686830
102.41	102.60	0.709100	110.21	110.40	0.697250	118.01	118.20	0.686660
102.61	102.80	0.708790	110.41	110.60	0.696980	118.21	118.40	0.686380
102.81	103.00	0.708490	110.61	110.80	0.696710	118.41	118.60	0.686110
103.01	103.20	0.708180	110.81	111.00	0.696430	118.61	118.80	0.685840
103.21	103.40	0.707880	111.01	111.20	0.696160	118.81	119.00	0.685570
103.41	103.60	0.707570	111.21	111.40	0.695890	119.01	119.20	0.685300

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
119.21	119.40	0.685030	127.01	127.20	0.675650	134.81	135.00	0.667230
119.41	119.60	0.684750	127.21	127.40	0.675420	135.01	135.20	0.667030
119.61	119.80	0.684480	127.41	127.60	0.675180	135.21	135.40	0.666830
119.81	120.00	0.684210	127.61	127.80	0.674940	135.41	135.60	0.666620
120.01	120.20	0.683970	127.81	128.00	0.674700	135.61	135.80	0.666420
120.21	120.40	0.683740	128.01	128.20	0.674470	135.81	136.00	0.666210
120.41	120.60	0.683500	128.21	128.40	0.674230	136.01	136.20	0.666010
120.61	120.80	0.683260	128.41	128.60	0.673990	136.21	136.40	0.665810
120.81	121.00	0.683020	128.61	128.80	0.673750	136.41	136.60	0.665600
121.01	121.20	0.682780	128.81	129.00	0.673510	136.61	136.80	0.665400
121.21	121.40	0.682550	129.01	129.20	0.673280	136.81	137.00	0.665200
121.41	121.60	0.682310	129.21	129.40	0.673040	137.01	137.20	0.664990
121.61	121.80	0.682070	129.41	129.60	0.672800	137.21	137.40	0.664790
121.81	122.00	0.681830	129.61	129.80	0.672560	137.41	137.60	0.664580
122.01	122.20	0.681600	129.81	130.00	0.672330	137.61	137.80	0.664380
122.21	122.40	0.681360	130.01	130.20	0.672120	137.81	138.00	0.664180
122.41	122.60	0.681120	130.21	130.40	0.671920	138.01	138.20	0.663970
122.61	122.80	0.680880	130.41	130.60	0.671710	138.21	138.40	0.663770
122.81	123.00	0.680650	130.61	130.80	0.671510	138.41	138.60	0.663570
123.01	123.20	0.680410	130.81	131.00	0.671310	138.61	138.80	0.663360
123.21	123.40	0.680170	131.01	131.20	0.671100	138.81	139.00	0.663160
123.41	123.60	0.679930	131.21	131.40	0.670900	139.01	139.20	0.662950
123.61	123.80	0.679690	131.41	131.60	0.670700	139.21	139.40	0.662750
123.81	124.00	0.679460	131.61	131.80	0.670490	139.41	139.60	0.662550
124.01	124.20	0.679220	131.81	132.00	0.670290	139.61	139.80	0.662340
124.21	124.40	0.678980	132.01	132.20	0.670080	139.81	140.00	0.662140
124.41	124.60	0.678740	132.21	132.40	0.669880	140.01	140.20	0.661970
124.61	124.80	0.678510	132.41	132.60	0.669680	140.21	140.40	0.661800
124.81	125.00	0.678270	132.61	132.80	0.669470	140.41	140.60	0.661630
125.01	125.20	0.678030	132.81	133.00	0.669270	140.61	140.80	0.661460
125.21	125.40	0.677790	133.01	133.20	0.669070	140.81	141.00	0.661290
125.41	125.60	0.677560	133.21	133.40	0.668860	141.01	141.20	0.661120
125.61	125.80	0.677320	133.41	133.60	0.668660	141.21	141.40	0.660950
125.81	126.00	0.677080	133.61	133.80	0.668460	141.41	141.60	0.660780
126.01	126.20	0.676840	133.81	134.00	0.668250	141.61	141.80	0.660610
126.21	126.40	0.676600	134.01	134.20	0.668050	141.81	142.00	0.660440
126.41	126.60	0.676370	134.21	134.40	0.667840	142.01	142.20	0.660270
126.61	126.80	0.676130	134.41	134.60	0.667640	142.21	142.40	0.660100
126.81	127.00	0.675890	134.61	134.80	0.667440	142.41	142.60	0.659930

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
142.61	142.80	0.659760	150.41	150.60	0.653140	158.21	158.40	0.646520
142.81	143.00	0.659590	150.61	150.80	0.652970	158.41	158.60	0.646350
143.01	143.20	0.659420	150.81	151.00	0.652800	158.61	158.80	0.646180
143.21	143.40	0.659250	151.01	151.20	0.652630	158.81	159.00	0.646010
143.41	143.60	0.659080	151.21	151.40	0.652460	159.01	159.20	0.645840
143.61	143.80	0.658910	151.41	151.60	0.652290	159.21	159.40	0.645670
143.81	144.00	0.658740	151.61	151.80	0.652120	159.41	159.60	0.645500
144.01	144.20	0.658570	151.81	152.00	0.651950	159.61	159.80	0.645330
144.21	144.40	0.658400	152.01	152.20	0.651780	159.81	160.00	0.645160
144.41	144.60	0.658230	152.21	152.40	0.651610	160.01	160.20	0.645030
144.61	144.80	0.658060	152.41	152.60	0.651440	160.21	160.40	0.644890
144.81	145.00	0.657890	152.61	152.80	0.651270	160.41	160.60	0.644750
145.01	145.20	0.657720	152.81	153.00	0.651100	160.61	160.80	0.644620
145.21	145.40	0.657560	153.01	153.20	0.650930	160.81	161.00	0.644480
145.41	145.60	0.657390	153.21	153.40	0.650760	161.01	161.20	0.644350
145.61	145.80	0.657220	153.41	153.60	0.650590	161.21	161.40	0.644210
145.81	146.00	0.657050	153.61	153.80	0.650420	161.41	161.60	0.644070
146.01	146.20	0.656880	153.81	154.00	0.650250	161.61	161.80	0.643940
146.21	146.40	0.656710	154.01	154.20	0.650080	161.81	162.00	0.643800
146.41	146.60	0.656540	154.21	154.40	0.649920	162.01	162.20	0.643670
146.61	146.80	0.656370	154.41	154.60	0.649750	162.21	162.40	0.643530
146.81	147.00	0.656200	154.61	154.80	0.649580	162.41	162.60	0.643400
147.01	147.20	0.656030	154.81	155.00	0.649410	162.61	162.80	0.643260
147.21	147.40	0.655860	155.01	155.20	0.649240	162.81	163.00	0.643120
147.41	147.60	0.655690	155.21	155.40	0.649070	163.01	163.20	0.642990
147.61	147.80	0.655520	155.41	155.60	0.648900	163.21	163.40	0.642850
147.81	148.00	0.655350	155.61	155.80	0.648730	163.41	163.60	0.642720
148.01	148.20	0.655180	155.81	156.00	0.648560	163.61	163.80	0.642580
148.21	148.40	0.655010	156.01	156.20	0.648390	163.81	164.00	0.642440
148.41	148.60	0.654840	156.21	156.40	0.648220	164.01	164.20	0.642310
148.61	148.80	0.654670	156.41	156.60	0.648050	164.21	164.40	0.642170
148.81	149.00	0.654500	156.61	156.80	0.647880	164.41	164.60	0.642040
149.01	149.20	0.654330	156.81	157.00	0.647710	164.61	164.80	0.641900
149.21	149.40	0.654160	157.01	157.20	0.647540	164.81	165.00	0.641770
149.41	149.60	0.653990	157.21	157.40	0.647370	165.01	165.20	0.641630
149.61	149.80	0.653820	157.41	157.60	0.647200	165.21	165.40	0.641490
149.81	150.00	0.653650	157.61	157.80	0.647030	165.41	165.60	0.641360
150.01	150.20	0.653480	157.81	158.00	0.646860	165.61	165.80	0.641220
150.21	150.40	0.653310	158.01	158.20	0.646690	165.81	166.00	0.641090

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
166.01	166.20	0.640950	173.81	174.00	0.635650	181.61	181.80	0.630420
166.21	166.40	0.640810	174.01	174.20	0.635520	181.81	182.00	0.630290
166.41	166.60	0.640680	174.21	174.40	0.635380	182.01	182.20	0.630160
166.61	166.80	0.640540	174.41	174.60	0.635250	182.21	182.40	0.630030
166.81	167.00	0.640410	174.61	174.80	0.635110	182.41	182.60	0.629900
167.01	167.20	0.640270	174.81	175.00	0.634970	182.61	182.80	0.629770
167.21	167.40	0.640140	175.01	175.20	0.634840	182.81	183.00	0.629640
167.41	167.60	0.640000	175.21	175.40	0.634700	183.01	183.20	0.629510
167.61	167.80	0.639860	175.41	175.60	0.634570	183.21	183.40	0.629390
167.81	168.00	0.639730	175.61	175.80	0.634430	183.41	183.60	0.629260
168.01	168.20	0.639590	175.81	176.00	0.634300	183.61	183.80	0.629130
168.21	168.40	0.639460	176.01	176.20	0.634160	183.81	184.00	0.629000
168.41	168.60	0.639320	176.21	176.40	0.634020	184.01	184.20	0.628870
168.61	168.80	0.639190	176.41	176.60	0.633890	184.21	184.40	0.628740
168.81	169.00	0.639050	176.61	176.80	0.633750	184.41	184.60	0.628610
169.01	169.20	0.638910	176.81	177.00	0.633620	184.61	184.80	0.628480
169.21	169.40	0.638780	177.01	177.20	0.633480	184.81	185.00	0.628350
169.41	169.60	0.638640	177.21	177.40	0.633340	185.01	185.20	0.628220
169.61	169.80	0.638510	177.41	177.60	0.633210	185.21	185.40	0.628100
169.81	170.00	0.638370	177.61	177.80	0.633070	185.41	185.60	0.627970
170.01	170.20	0.638230	177.81	178.00	0.632940	185.61	185.80	0.627840
170.21	170.40	0.638100	178.01	178.20	0.632800	185.81	186.00	0.627710
170.41	170.60	0.637960	178.21	178.40	0.632670	186.01	186.20	0.627580
170.61	170.80	0.637830	178.41	178.60	0.632530	186.21	186.40	0.627450
170.81	171.00	0.637690	178.61	178.80	0.632390	186.41	186.60	0.627320
171.01	171.20	0.637560	178.81	179.00	0.632260	186.61	186.80	0.627190
171.21	171.40	0.637420	179.01	179.20	0.632120	186.81	187.00	0.627060
171.41	171.60	0.637280	179.21	179.40	0.631990	187.01	187.20	0.626930
171.61	171.80	0.637150	179.41	179.60	0.631850	187.21	187.40	0.626800
171.81	172.00	0.637010	179.61	179.80	0.631710	187.41	187.60	0.626680
172.01	172.20	0.636880	179.81	180.00	0.631580	187.61	187.80	0.626550
172.21	172.40	0.636740	180.01	180.20	0.631450	187.81	188.00	0.626420
172.41	172.60	0.636600	180.21	180.40	0.631320	188.01	188.20	0.626290
172.61	172.80	0.636470	180.41	180.60	0.631190	188.21	188.40	0.626160
172.81	173.00	0.636330	180.61	180.80	0.631060	188.41	188.60	0.626030
173.01	173.20	0.636200	180.81	181.00	0.630930	188.61	188.80	0.625900
173.21	173.40	0.636060	181.01	181.20	0.630800	188.81	189.00	0.625770
173.41	173.60	0.635930	181.21	181.40	0.630680	189.01	189.20	0.625640
173.61	173.80	0.635790	181.41	181.60	0.630550	189.21	189.40	0.625510

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RURAL ACREAGE ADJUSTMENT TABLE								
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
189.41	189.60	0.625390	197.21	197.40	0.620600	212.51	213.00	0.613720
189.61	189.80	0.625260	197.41	197.60	0.620480	213.01	213.50	0.613510
189.81	190.00	0.625130	197.61	197.80	0.620360	213.51	214.00	0.613310
190.01	190.20	0.625010	197.81	198.00	0.620240	214.01	214.50	0.613110
190.21	190.40	0.624880	198.01	198.20	0.620120	214.51	215.00	0.612900
190.41	190.60	0.624760	198.21	198.40	0.619990	215.01	215.50	0.612700
190.61	190.80	0.624640	198.41	198.60	0.619870	215.51	216.00	0.612500
190.81	191.00	0.624520	198.61	198.80	0.619750	216.01	216.50	0.612290
191.01	191.20	0.624390	198.81	199.00	0.619630	216.51	217.00	0.612090
191.21	191.40	0.624270	199.01	199.20	0.619500	217.01	217.50	0.611880
191.41	191.60	0.624150	199.21	199.40	0.619380	217.51	218.00	0.611680
191.61	191.80	0.624030	199.41	199.60	0.619260	218.01	218.50	0.611480
191.81	192.00	0.623900	199.61	199.80	0.619140	218.51	219.00	0.611270
192.01	192.20	0.623780	199.81	200.00	0.619020	219.01	219.50	0.611070
192.21	192.40	0.623660	200.01	200.50	0.618810	219.51	220.00	0.610870
192.41	192.60	0.623540	200.51	201.00	0.618610	220.01	220.50	0.610680
192.61	192.80	0.623420	201.01	201.50	0.618400	220.51	221.00	0.610490
192.81	193.00	0.623290	201.51	202.00	0.618200	221.01	221.50	0.610310
193.01	193.20	0.623170	202.01	202.50	0.618000	221.51	222.00	0.610120
193.21	193.40	0.623050	202.51	203.00	0.617790	222.01	222.50	0.609930
193.41	193.60	0.622930	203.01	203.50	0.617590	222.51	223.00	0.609750
193.61	193.80	0.622800	203.51	204.00	0.617390	223.01	223.50	0.609560
193.81	194.00	0.622680	204.01	204.50	0.617180	223.51	224.00	0.609370
194.01	194.20	0.622560	204.51	205.00	0.616980	224.01	224.50	0.609190
194.21	194.40	0.622440	205.01	205.50	0.616770	224.51	225.00	0.609000
194.41	194.60	0.622320	205.51	206.00	0.616570	225.01	225.50	0.608810
194.61	194.80	0.622190	206.01	206.50	0.616370	225.51	226.00	0.608620
194.81	195.00	0.622070	206.51	207.00	0.616160	226.01	226.50	0.608440
195.01	195.20	0.621950	207.01	207.50	0.615960	226.51	227.00	0.608250
195.21	195.40	0.621830	207.51	208.00	0.615760	227.01	227.50	0.608060
195.41	195.60	0.621700	208.01	208.50	0.615550	227.51	228.00	0.607880
195.61	195.80	0.621580	208.51	209.00	0.615350	228.01	228.50	0.607690
195.81	196.00	0.621460	209.01	209.50	0.615140	228.51	229.00	0.607500
196.01	196.20	0.621340	209.51	210.00	0.614940	229.01	229.50	0.607320
196.21	196.40	0.621220	210.01	210.50	0.614740	229.51	230.00	0.607130
196.41	196.60	0.621090	210.51	211.00	0.614530	230.01	230.50	0.606940
196.61	196.80	0.620970	211.01	211.50	0.614330	230.51	231.00	0.606760
196.81	197.00	0.620850	211.51	212.00	0.614130	231.01	231.50	0.606570
197.01	197.20	0.620730	212.01	212.50	0.613920	231.51	232.00	0.606380

Rural Residential Homesite Adjustment Table

RURAL RESIDENTIAL HOMESITE ADJUSTMENT TABLE					
ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	High		LOW	High	
0.01	0.13	1.000000	0.56	0.57	1.100500
0.14	0.15	1.785710	0.58	0.59	1.092620
0.16	0.17	1.671500	0.60	0.61	1.085270
0.18	0.19	1.582690	0.62	0.63	1.078400
0.20	0.21	1.511630	0.64	0.65	1.071950
0.22	0.23	1.453480	0.66	0.67	1.065890
0.24	0.25	1.405040	0.68	0.69	1.060190
0.26	0.27	1.364040	0.70	0.71	1.054810
0.28	0.29	1.328890	0.72	0.73	1.049740
0.30	0.31	1.298450	0.74	0.75	1.044940
0.32	0.33	1.271800	0.76	0.77	1.040390
0.34	0.35	1.248290	0.78	0.79	1.036080
0.36	0.37	1.227390	0.80	0.81	1.031980
0.38	0.39	1.208680	0.82	0.83	1.028080
0.40	0.41	1.191860	0.84	0.85	1.024360
0.42	0.43	1.176630	0.86	0.87	1.020820
0.44	0.45	1.162780	0.88	0.89	1.017440
0.46	0.47	1.150150	0.90	0.91	1.014210
0.48	0.49	1.138560	0.92	0.93	1.011120
0.50	0.51	1.127910	0.94	0.95	1.008160
0.52	0.53	1.118070	0.96	0.97	1.005330
0.54	0.55	1.108950	0.98	0.99	1.002610

Residential Building Cost Tables

Dwelling SQFT Adjustment Table

DWELLING SQFT ADJUSTMENT TABLE								
SQFT		ADJ PERCENT	SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
1	297	1.421500	488	492	1.232200	683	687	1.131600
298	302	1.421500	493	497	1.229000	688	692	1.129700
303	307	1.413900	498	502	1.225700	693	697	1.127900
308	312	1.406300	503	507	1.222600	698	702	1.126000
313	317	1.398800	508	512	1.219500	703	707	1.124300
318	322	1.391400	513	517	1.216500	708	712	1.122500
323	327	1.384100	518	522	1.213400	713	717	1.120800
328	332	1.377800	523	527	1.210300	718	722	1.119000
333	337	1.371500	528	532	1.207300	723	727	1.117300
338	342	1.365300	533	537	1.204400	728	732	1.115700
343	347	1.359200	538	542	1.201400	733	737	1.114100
348	352	1.353100	543	547	1.198500	738	742	1.112400
353	357	1.347700	548	552	1.195500	743	747	1.110800
358	362	1.342300	553	557	1.192600	748	752	1.109200
363	367	1.337000	558	562	1.189600	753	757	1.107700
368	372	1.331600	563	567	1.186700	758	762	1.106200
373	377	1.326200	568	572	1.183700	763	767	1.104600
378	382	1.321300	573	577	1.180800	768	772	1.103100
383	387	1.316400	578	582	1.178200	773	777	1.101600
388	392	1.311500	583	587	1.175700	778	782	1.100200
393	397	1.306600	588	592	1.173100	783	787	1.098800
398	402	1.301700	593	597	1.170600	788	792	1.097300
403	407	1.297400	598	602	1.168000	793	797	1.095900
408	412	1.293100	603	607	1.165600	798	802	1.094500
413	417	1.288700	608	612	1.163300	803	807	1.093200
418	422	1.284400	613	617	1.160900	808	812	1.091800
423	427	1.280100	618	622	1.158600	813	817	1.090500
428	432	1.276300	623	627	1.156200	818	822	1.089100
433	437	1.272400	628	632	1.154000	823	827	1.087800
438	442	1.268600	633	637	1.151900	828	832	1.086500
443	447	1.264700	638	642	1.149700	833	837	1.085300
448	452	1.260900	643	647	1.147600	838	842	1.084000
453	457	1.257100	648	652	1.145400	843	847	1.082800
458	462	1.253300	653	657	1.143400	848	852	1.081500
463	467	1.249600	658	662	1.141400	853	857	1.080300
468	472	1.245800	663	667	1.139300	858	862	1.079100
473	477	1.242000	668	672	1.137300	863	867	1.078000
478	482	1.238700	673	677	1.135300	868	872	1.076800
483	487	1.235500	678	682	1.133400	873	877	1.075600

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
878	882	1.074500	1073	1077	1.038100	1268	1272	1.012900
883	887	1.073400	1078	1082	1.037300	1273	1277	1.012300
888	892	1.072200	1083	1087	1.036600	1278	1282	1.011800
893	897	1.071100	1088	1092	1.035800	1283	1287	1.011300
898	902	1.070000	1093	1097	1.035100	1288	1292	1.010700
903	907	1.068900	1098	1102	1.034300	1293	1297	1.010200
908	912	1.067900	1103	1107	1.033600	1298	1302	1.009700
913	917	1.066800	1108	1112	1.032900	1303	1307	1.009200
918	922	1.065800	1113	1117	1.032300	1308	1312	1.008700
923	927	1.064700	1118	1122	1.031600	1313	1317	1.008100
928	932	1.063700	1123	1127	1.030900	1318	1322	1.007600
933	937	1.062700	1128	1132	1.030200	1323	1327	1.007100
938	942	1.061600	1133	1137	1.029500	1328	1332	1.006600
943	947	1.060600	1138	1142	1.028800	1333	1337	1.006100
948	952	1.059600	1143	1147	1.028100	1338	1342	1.005600
953	957	1.058700	1148	1152	1.027400	1343	1347	1.005100
958	962	1.057700	1153	1157	1.026700	1348	1352	1.004600
963	967	1.056800	1158	1162	1.026100	1353	1357	1.004100
968	972	1.055800	1163	1167	1.025400	1358	1362	1.003700
973	977	1.054900	1168	1172	1.024800	1363	1367	1.003200
978	982	1.054000	1173	1177	1.024100	1368	1372	1.002800
983	987	1.053100	1178	1182	1.023500	1373	1377	1.002300
988	992	1.052200	1183	1187	1.022900	1378	1382	1.001800
993	997	1.051300	1188	1192	1.022200	1383	1387	1.001400
998	1002	1.050400	1193	1197	1.021600	1388	1392	1.000900
1003	1007	1.049500	1198	1202	1.021000	1393	1397	1.000500
1008	1012	1.048700	1203	1207	1.020400	1398	1402	1.000000
1013	1017	1.047800	1208	1212	1.019800	1403	1407	0.999500
1018	1022	1.047000	1213	1217	1.019200	1408	1412	0.999100
1023	1027	1.046100	1218	1222	1.018600	1413	1417	0.998600
1028	1032	1.045300	1223	1227	1.018000	1418	1422	0.998200
1033	1037	1.044500	1228	1232	1.017400	1423	1427	0.997700
1038	1042	1.043600	1233	1237	1.016800	1428	1432	0.997300
1043	1047	1.042800	1238	1242	1.016300	1433	1437	0.996900
1048	1052	1.042000	1243	1247	1.015700	1438	1442	0.996400
1053	1057	1.041200	1248	1252	1.015100	1443	1447	0.996000
1058	1062	1.040400	1253	1257	1.014500	1448	1452	0.995600
1063	1067	1.039700	1258	1262	1.014000	1453	1457	0.995200
1068	1072	1.038900	1263	1267	1.013400	1458	1462	0.994800

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
1463	1467	0.994400	1658	1662	0.980300	1853	1857	0.969000
1468	1472	0.994000	1663	1667	0.979900	1858	1862	0.968800
1473	1477	0.993600	1668	1672	0.979600	1863	1867	0.968500
1478	1482	0.993200	1673	1677	0.979300	1868	1872	0.968300
1483	1487	0.992800	1678	1682	0.979000	1873	1877	0.968000
1488	1492	0.992400	1683	1687	0.978700	1878	1882	0.967800
1493	1497	0.992000	1688	1692	0.978300	1883	1887	0.967500
1498	1502	0.991600	1693	1697	0.978000	1888	1892	0.967300
1503	1507	0.991200	1698	1702	0.977700	1893	1897	0.967000
1508	1512	0.990800	1703	1707	0.977400	1898	1902	0.966800
1513	1517	0.990400	1708	1712	0.977100	1903	1907	0.966600
1518	1522	0.990000	1713	1717	0.976800	1908	1912	0.966300
1523	1527	0.989600	1718	1722	0.976500	1913	1917	0.966100
1528	1532	0.989200	1723	1727	0.976200	1918	1922	0.965800
1533	1537	0.988900	1728	1732	0.975900	1923	1927	0.965600
1538	1542	0.988500	1733	1737	0.975600	1928	1932	0.965400
1543	1547	0.988200	1738	1742	0.975400	1933	1937	0.965100
1548	1552	0.987800	1743	1747	0.975100	1938	1942	0.964900
1553	1557	0.987400	1748	1752	0.974800	1943	1947	0.964600
1558	1562	0.987000	1753	1757	0.974500	1948	1952	0.964400
1563	1567	0.986700	1758	1762	0.974200	1953	1957	0.964200
1568	1572	0.986300	1763	1767	0.973900	1958	1962	0.964000
1573	1577	0.985900	1768	1772	0.973600	1963	1967	0.963700
1578	1582	0.985600	1773	1777	0.973300	1968	1972	0.963500
1583	1587	0.985200	1778	1782	0.973000	1973	1977	0.963300
1588	1592	0.984900	1783	1787	0.972800	1978	1982	0.963100
1593	1597	0.984500	1788	1792	0.972500	1983	1987	0.962900
1598	1602	0.984200	1793	1797	0.972300	1988	1992	0.962600
1603	1607	0.983900	1798	1802	0.972000	1993	1997	0.962400
1608	1612	0.983500	1803	1807	0.971700	1998	2002	0.962200
1613	1617	0.983200	1808	1812	0.971400	2003	2007	0.962000
1618	1622	0.982900	1813	1817	0.971200	2008	2012	0.961800
1623	1627	0.982600	1818	1822	0.970900	2013	2017	0.961500
1628	1632	0.982300	1823	1827	0.970600	2018	2022	0.961300
1633	1637	0.981900	1828	1832	0.970300	2023	2027	0.961100
1638	1642	0.981500	1833	1837	0.970100	2028	2032	0.960900
1643	1647	0.981200	1838	1842	0.969800	2033	2037	0.960700
1648	1652	0.980900	1843	1847	0.969600	2038	2042	0.960400
1653	1657	0.980600	1848	1852	0.969300	2043	2047	0.960200

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
2048	2052	0.960000	2243	2247	0.952600	2438	2442	0.946300
2053	2057	0.959800	2248	2252	0.952400	2443	2447	0.946100
2058	2062	0.959600	2253	2257	0.952200	2448	2452	0.946000
2063	2067	0.959400	2258	2262	0.952000	2453	2457	0.945900
2068	2072	0.959200	2263	2267	0.951900	2458	2462	0.945700
2073	2077	0.959000	2268	2272	0.951700	2463	2467	0.945600
2078	2082	0.958800	2273	2277	0.951500	2468	2472	0.945400
2083	2087	0.958600	2278	2282	0.951300	2473	2477	0.945300
2088	2092	0.958400	2283	2287	0.951200	2478	2482	0.945100
2093	2097	0.958200	2288	2292	0.951000	2483	2487	0.945000
2098	2102	0.958000	2293	2297	0.950900	2488	2492	0.944800
2103	2107	0.957800	2298	2302	0.950700	2493	2497	0.944700
2108	2112	0.957600	2303	2307	0.950500	2498	2502	0.944500
2113	2117	0.957400	2308	2312	0.950300	2503	2507	0.944400
2118	2122	0.957200	2313	2317	0.950200	2508	2512	0.944200
2123	2127	0.957000	2318	2322	0.950000	2513	2517	0.944100
2128	2132	0.956800	2323	2327	0.949800	2518	2522	0.943900
2133	2137	0.956600	2328	2332	0.949600	2523	2527	0.943800
2138	2142	0.956400	2333	2337	0.949500	2528	2532	0.943700
2143	2147	0.956200	2338	2342	0.949300	2533	2537	0.943500
2148	2152	0.956000	2343	2347	0.949200	2538	2542	0.943400
2153	2157	0.955800	2348	2352	0.949000	2543	2547	0.943200
2158	2162	0.955600	2353	2357	0.948900	2548	2552	0.943100
2163	2167	0.955500	2358	2362	0.948700	2553	2557	0.943000
2168	2172	0.955300	2363	2367	0.948600	2558	2562	0.942900
2173	2177	0.955100	2368	2372	0.948400	2563	2567	0.942700
2178	2182	0.954900	2373	2377	0.948300	2568	2572	0.942600
2183	2187	0.954700	2378	2382	0.948100	2573	2577	0.942500
2188	2192	0.954600	2383	2387	0.948000	2578	2582	0.942400
2193	2197	0.954400	2388	2392	0.947800	2583	2587	0.942200
2198	2202	0.954200	2393	2397	0.947700	2588	2592	0.942100
2203	2207	0.954000	2398	2402	0.947500	2593	2597	0.941900
2208	2212	0.953800	2403	2407	0.947300	2598	2602	0.941800
2213	2217	0.953700	2408	2412	0.947200	2603	2607	0.941700
2218	2222	0.953500	2413	2417	0.947000	2608	2612	0.941600
2223	2227	0.953300	2418	2422	0.946900	2613	2617	0.941400
2228	2232	0.953100	2423	2427	0.946700	2618	2622	0.941300
2233	2237	0.952900	2428	2432	0.946600	2623	2627	0.941200
2238	2242	0.952800	2433	2437	0.946400	2628	2632	0.941100

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
2633	2637	0.940900	2828	2832	0.936300	3023	3027	0.932300
2638	2642	0.940800	2833	2837	0.936200	3028	3032	0.932200
2643	2647	0.940600	2838	2842	0.936100	3033	3037	0.932100
2648	2652	0.940500	2843	2847	0.936000	3038	3042	0.932000
2653	2657	0.940400	2848	2852	0.935900	3043	3047	0.931900
2658	2662	0.940300	2853	2857	0.935800	3048	3052	0.931800
2663	2667	0.940100	2858	2862	0.935700	3053	3057	0.931700
2668	2672	0.940000	2863	2867	0.935500	3058	3062	0.931600
2673	2677	0.939900	2868	2872	0.935400	3063	3067	0.931500
2678	2682	0.939800	2873	2877	0.935300	3068	3072	0.931400
2683	2687	0.939700	2878	2882	0.935200	3073	3077	0.931300
2688	2692	0.939500	2883	2887	0.935100	3078	3082	0.931200
2693	2697	0.939400	2888	2892	0.935000	3083	3087	0.931100
2698	2702	0.939300	2893	2897	0.934900	3088	3092	0.931000
2703	2707	0.939200	2898	2902	0.934800	3093	3097	0.930900
2708	2712	0.939100	2903	2907	0.934700	3098	3102	0.930800
2713	2717	0.938900	2908	2912	0.934600	3103	3107	0.930700
2718	2722	0.938800	2913	2917	0.934500	3108	3112	0.930600
2723	2727	0.938700	2918	2922	0.934400	3113	3117	0.930600
2728	2732	0.938600	2923	2927	0.934300	3118	3122	0.930500
2733	2737	0.938500	2928	2932	0.934200	3123	3127	0.930400
2738	2742	0.938300	2933	2937	0.934100	3128	3132	0.930300
2743	2747	0.938200	2938	2942	0.934000	3133	3137	0.930200
2748	2752	0.938100	2943	2947	0.933900	3138	3142	0.930200
2753	2757	0.938000	2948	2952	0.933800	3143	3147	0.930100
2758	2762	0.937900	2953	2957	0.933700	3148	3152	0.930000
2763	2767	0.937700	2958	2962	0.933600	3153	3157	0.929900
2768	2772	0.937600	2963	2967	0.933500	3158	3162	0.929800
2773	2777	0.937500	2968	2972	0.933400	3163	3167	0.929700
2778	2782	0.937400	2973	2977	0.933300	3168	3172	0.929600
2783	2787	0.937300	2978	2982	0.933200	3173	3177	0.929500
2788	2792	0.937200	2983	2987	0.933100	3178	3182	0.929400
2793	2797	0.937100	2988	2992	0.933000	3183	3187	0.929300
2798	2802	0.937000	2993	2997	0.932900	3188	3192	0.929300
2803	2807	0.936900	2998	3002	0.932800	3193	3197	0.929200
2808	2812	0.936800	3003	3007	0.932700	3198	3202	0.929100
2813	2817	0.936600	3008	3012	0.932600	3203	3207	0.929000
2818	2822	0.936500	3013	3017	0.932500	3208	3212	0.928900
2823	2827	0.936400	3018	3022	0.932400	3213	3217	0.928900

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	High		LOW	High		LOW	High	
3218	3222	0.928800	3413	3417	0.925700	3638	3662	0.922800
3223	3227	0.928700	3418	3422	0.925600	3663	3687	0.922700
3228	3232	0.928600	3423	3427	0.925500	3688	3712	0.922600
3233	3237	0.928500	3428	3432	0.925400	3713	3737	0.922500
3238	3242	0.928400	3433	3437	0.925300	3738	3762	0.922400
3243	3247	0.928300	3438	3442	0.925300	3763	3787	0.922300
3248	3252	0.928200	3443	3447	0.925200	3788	3812	0.922200
3253	3257	0.928100	3448	3452	0.925100	3813	3837	0.922100
3258	3262	0.928000	3453	3457	0.925000	3838	3862	0.922000
3263	3267	0.928000	3458	3462	0.924900	3863	3887	0.921900
3268	3272	0.927900	3463	3467	0.924900	3888	3912	0.921800
3273	3277	0.927800	3468	3472	0.924800	3913	3937	0.921700
3278	3282	0.927700	3473	3477	0.924700	3938	3962	0.921600
3283	3287	0.927600	3478	3482	0.924600	3963	3987	0.921500
3288	3292	0.927600	3483	3487	0.924600	3988	4012	0.921400
3293	3297	0.927500	3488	3492	0.924500	4013	4037	0.921300
3298	3302	0.927400	3493	3497	0.924500	4038	4062	0.921200
3303	3307	0.927300	3498	3502	0.924400	4063	4087	0.921100
3308	3312	0.927200	3503	3507	0.924300	4088	4112	0.921000
3313	3317	0.927200	3508	3512	0.924200	4113	4137	0.920900
3318	3322	0.927100	3513	3517	0.924200	4138	4162	0.920800
3323	3327	0.927000	3518	3522	0.924100	4163	4187	0.920700
3328	3332	0.926900	3523	3527	0.924000	4188	4212	0.920600
3333	3337	0.926800	3528	3532	0.923900	4213	4237	0.920500
3338	3342	0.926800	3533	3537	0.923800	4238	4262	0.920400
3343	3347	0.926700	3538	3542	0.923800	4263	4287	0.920300
3348	3352	0.926600	3543	3547	0.923700	4288	4312	0.920200
3353	3357	0.926500	3548	3552	0.923600	4313	4337	0.920100
3358	3362	0.926400	3553	3557	0.923500	4338	4362	0.920000
3363	3367	0.926400	3558	3562	0.923500	4363	4387	0.919900
3368	3372	0.926300	3563	3567	0.923400	4388	4412	0.919800
3373	3377	0.926200	3568	3572	0.923400	4413	4437	0.919700
3378	3382	0.926100	3573	3577	0.923300	4438	4462	0.919600
3383	3387	0.926100	3578	3582	0.923200	4463	4487	0.919500
3388	3392	0.926000	3583	3587	0.923200	4488	4512	0.919400
3393	3397	0.926000	3588	3592	0.923100	4513	4537	0.919300
3398	3402	0.925900	3593	3597	0.923100	4538	4562	0.919200
3403	3407	0.925800	3598	3602	0.923000	4563	4587	0.919100
3408	3412	0.925700	3603	3637	0.922900	4588	4612	0.919000

Dwelling Grade Table

Dwelling Grade Table					
Grade	Grade %	Grade Description	Grade	Grade %	Grade Description
HA+25	5.54	Excellent Custom Plus 25	B+5	1.28	Good Plus 5
HA+20	5.33	Excellent Custom Plus 20	B	1.22	Good
HA+15	5.12	Excellent Custom Plus 15	B-5	1.16	Good Minus 5
HA+10	4.91	Excellent Custom Plus 10	B-10	1.1	Good Minus 10
HA+5	4.7	Excellent Custom Plus 5	C+10	1.1	Average Plus 10
HA	4.49	Excellent Custom	C+5	1.05	Average Plus 5
HA-5	4.28	Excellent Custom Minus 5	C	1	Average
HA-10	4.07	Excellent Custom Minus 10	C-5	0.95	Average Minus 5
HA-15	3.86	Excellent Custom Minus 15	C-10	0.9	Average Minus 10
HA-20	3.65	Excellent Custom Minus 20	D+10	0.9	Fair Plus 10
HA-25	3.44	Excellent Custom Minus 25	D+5	0.86	Fair Plus 5
AA+25	3.44	Excellent Plus 25	D	0.82	Fair
AA+20	3.3	Excellent Plus 20	D-5	0.78	Fair Minus 5
AA+15	3.16	Excellent Plus 15	D-10	0.74	Fair Minus 10
AA+10	3.02	Excellent Plus 10	D-15	0.7	Fair Minus 15
AA+5	2.89	Excellent Plus 5	D-20	0.66	Fair Minus 20
AA	2.75	Excellent	D-25	0.62	Fair Minus 25
AA-5	2.61	Excellent Minus 5	E+25	0.62	Low Cost Plus 25
AA-10	2.47	Excellent Minus 10	E+20	0.59	Low Cost Plus 20
AA-15	2.34	Excellent Minus 15	E+15	0.56	Low Cost Plus 15
AA-20	2.2	Excellent Minus 20	E+10	0.54	Low Cost Plus 10
A+20	2.2	Very Good Plus 20	E+5	0.52	Low Cost Plus 5
A+15	2.1	Very Good Plus 15	E	0.49	Low Cost
A+10	2.01	Very Good Plus 10	E-10	0.44	Low cost Minus 10
A+5	1.92	Very Good Plus 5	E-20	0.39	Low cost Minus 20
A	1.83	Very Good	E-30	0.34	Low cost Minus 30
A-5	1.74	Very Good Minus 5	E-40	0.291	Low cost Minus 40
A-10	1.65	Very Good Minus 10	I+10	1.1	Intensive Plus 10
A-15	1.55	Very Good Minus 15	I+5	1.05	Intensive Plus 5
A-20	1.46	Very Good Minus 20	I	1	Intensive
B+20	1.46	Good Plus 20	I-5	0.95	Intensive Minus 5
B+15	1.4	Good Plus 15	I-10	0.9	Intensive Minus 10
B+10	1.34	Good Plus 10			

Residential Base Rates

Residential Base Rates			
Description	% of Base	Unit Value	Value Adjustments
SINGLE-FAMILY	1.000000	84.00	Percent (%)
INTENSIVE	1.000000	285.00	Flat (\$)
MULTI-FAMILY	1.000000	84.00	Percent (%)
MOBILE-HOME-SW	1.000000	84.00	Percent (%)
MANUFACTURED-HOME-DW	1.000000	84.00	Percent (%)
CONVERSION	1.000000	84.00	Percent (%)

Residential Number of Stories Adjustment Table

RES NUMBER OF STORIES ADJ		
Low	High	ADJUSTMENT
0.00	1.24	1.000000
1.25	1.69	0.906210
1.70	1.99	0.914084
2.00	2.24	0.921958
2.25	2.99	0.907784
3.00	999.00	0.876116

Residential Additions and Deductions Adjustment Tables

RESIDENTIAL ADDITIONS AND DEDUCTIONS ADJUSTMENT TABLES			
Add Deduct Desc	Building Use	ADJUSTMENT FLAG	ADJUSTMENT_VALUE
CENTRAL	Intensive	Percent (%)	3.00
CENTRAL	Residential	Percent (%)	3.00
HEAT PUMP	Intensive	Percent (%)	3.00
HEAT PUMP	Residential	Percent (%)	3.00
BATH FIXTURES	Intensive	Flat (\$)	6000.00
BATH FIXTURES	Residential	Flat (\$)	1350.00
BASEMENT CAR STORAGE	Residential	Flat (\$)	550.00
ELEVATOR	Residential	Flat (\$)	14000.00
GARAGE DOORS ELECTRIC	Residential	Flat (\$)	250.00
GARAGE DOORS NONE	Residential	Flat (\$)	(500.00)
MASONRY	Residential	Percent (%)	7.00
ADD FIREPLACE AV	Residential	Flat (\$)	1000.00
ADD FIREPLACE GOOD	Residential	Flat (\$)	2100.00
ADD FIREPLACE LC	Residential	Flat (\$)	600.00
EXTRA STACK LEVEL AV	Residential	Flat (\$)	400.00
EXTRA STACK LEVEL G	Residential	Flat (\$)	800.00
EXTRA STACK LEVEL P	Residential	Flat (\$)	250.00
FIREPLACE AVERAGE	Residential	Flat (\$)	800.00
FIREPLACE GOOD	Residential	Flat (\$)	1400.00
FIREPLACE LC	Residential	Flat (\$)	500.00
NO HEAT	Residential	Percent (%)	(4.00)
Wall/Furnace	Residential	Percent (%)	(2.00)

Residential Additions Rates Table

RESIDENTIAL ADDITIONS RATES TABLE					
ADDITION	PRICE MAIN	PERCENT OF MAIN	Reference Only	Living Area	Included In Base
ATTIC FINISHED		36.000	No	No	No
ATTIC UNFINISHED		10.000	No	No	No
BASEMENT-FIN-AIRC-NR		22.000	No	No	No
BASEMENT-FIN-AIRC-R		23.540	No	No	No
BASEMENT-FIN-AVG-NR		51.000	No	No	No
BASEMENT-FIN-AVG-R		35.000	No	No	No
BASEMENT-FIN-GOOD-NR		61.000	No	No	No
BASEMENT-FIN-GOOD-R		65.270	No	No	No
BASEMENT-FIN-LC-NR		35.000	No	No	No
BASEMENT-FIN-LC-R		65.270	No	No	No
BASEMENT-UNFIN-CF		20.000	No	No	No
BASEMENT-UNFIN-EF		9.000	No	No	No
BRICK ADDITION		100.000	No	Yes	Yes
CARPORT AVERAGE		22.000	No	No	No
CARPORT GOOD		32.000	No	No	No
CARPORT LC		12.000	No	No	No
CONC BLK ADDITION		100.000	No	Yes	Yes
ENC MASONRY PORCH		64.000	No	No	No
ENC/FRM/PORCH/UNFIN		42.000	No	No	No
ENC/MAS/PORCH/UNFIN		47.000	No	No	No
ENCLOSED FRAME PORCH		59.000	No	No	No
FRAME ADDITION		100.000	No	Yes	Yes
FRAME BSMT ENTRY		35.000	No	No	No
FRAME DECK AVERAGE		25.000	No	No	No
FRAME DECK GOOD		30.000	No	No	No
FRAME DECK LC		20.000	No	No	No
GAR/CB/FLOOR/FIN		37.000	No	No	No
GAR/CB/FLOOR/UNFIN		32.000	No	No	No
GAR/CB/NO FLR/UNFIN		27.000	No	No	No
GAR/FRM/FLOOR/FIN		37.000	No	No	No
GAR/FRM/FLOOR/UNFIN		32.000	No	No	No
GAR/FRM/NO FLR/UNFIN		27.000	No	No	No
GAR/MAS/FLOOR/FIN		41.000	No	No	No
GAR/MAS/FLOOR/UNFIN		36.000	No	No	No
GAR/MAS/NO FLR/UNFIN		31.000	No	No	No
GAR/SCB/FLOOR/FIN		37.000	No	No	No
GAR/SCB/FLOOR/UNFIN		32.000	No	No	No
GAR/SCB/NO FLR/UNFIN		27.000	No	No	No
LANDING AVERAGE	0.00	0.000	Yes	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RESIDENTIAL ADDITIONS RATES TABLE					
ADDITION	PRICE MAIN	PERCENT OF MAIN	Reference Only	Living Area	Included In Base
LANDING GOOD	0.00	0.000	Yes	No	No
LANDING LC	0.00	0.000	Yes	No	No
LOG ADDITION		100.000	No	Yes	Yes
MASONARY BSMT ENTRY		40.000	No	No	No
MASONRY ADDITION		100.000	No	Yes	Yes
OPEN BRICK PORCH		40.000	No	No	No
OPEN FRAME PORCH		40.000	No	No	No
OPEN MASONRY PORCH		40.000	No	No	No
PATIO AVERAGE		7.000	No	No	No
PATIO COVERED		16.000	No	No	No
PATIO GOOD		12.000	No	No	No
PATIO LC		5.000	No	No	No
RAMP 1	0.00	0.000	No	No	No
STONE ADDITION		100.000	No	Yes	Yes
STOOP		33.000	No	No	No
STUCCO/CB ADDITION		100.000	No	Yes	Yes
STUCCO/FRM ADDITION		100.000	No	Yes	Yes
STUCCO/MAS ADDITION		100.000	No	Yes	Yes
TEMP ADDN/PV IN N-SK		0.000	No	No	No
UPPER STORY FINISHED		100.000	No	Yes	Yes
UPPER STY UNFINISHED		27.000	No	No	No
UTILITY FRAME		50.000	No	No	No
UTILITY MASONRY		55.000	No	No	No

Residential Miscellaneous Improvements Rate Table

RESIDENTIAL MISCELLANEOUS IMPROVEMENTS RATE TABLE

Outbldg Type	BASE PRICE	Outbldg Type	BASE PRICE	Outbldg Type	BASE PRICE
ADDITION-SV-RATE-R	1.00	EMP-R	45.88	GAZEBO-1-R	24.00
ARBOR-TRELLIS-R	5.50	EMU-R	33.30	GAZEBO-2-R	38.00
ATT-R	26.64	FDA-R	18.50	GAZEBO-3-R	56.00
AVIARY-R	9.00	FDG-R	22.20	GAZEBO-4-R	80.00
BARN-FRM-R	20.00	FDP-R	14.80	GAZEBO-R	27.00
BARN-MAS-R	23.00	FENCE-R	1.00	GRAVESITE-R	0.00
BATHOUSE-RES-R	33.00	FLOORING1-R	7.25	GREENHSE-RES-R	45.00
BEAUTY-SHOP-R	35.00	FLOORING2-R	9.50	HANGAR-R	13.50
BLEACHERS-R	0.00	FLOORING3-R	13.00	HARDSCAPE-1-R	1000.00
BRIDGE-R	9.00	FRM-R	51.80	HARDSCAPE-3-R	5000.00
BRK-R	55.50	FSB-R	25.90	HARDSCAPE-5-R	10000.00
BUILDING-R	11.50	GAR/CB/FLOOR/FIN-R	25.00	HAY-SHED-R	5.50
CABIN-R	84.00	GAR/CB/FLOOR/UNFIN-R	25.00	HOGHOUSE-R	14.50
CANOPY-RES-R	5.30	GAR/CB/NO-FLR/UNFN-R	25.00	HOUSE-DWBase-R	84.00
CARPORT-METAL-R	2.70	GAR/FM/NO-FLR/UNFN-R	25.00	IMPLEMENT-SHED-R	11.00
CBL-R	51.80	GAR/FRM/FLOOR/FIN-R	25.00	INT/GAR/CB/FLR/FIN-R	50.00
CHURCH-R	50.00	GAR/FRM/FLR/UNFN-R	25.00	INT/GAR/FM/FLR/FIN-R	43.00
CLUBHOUSE-R	0.00	GAR/MAS/FLOOR/FIN-R	25.00	INT/GAR/FM/FLR/UNF-R	37.00
CLUBHSE-RES-R	1.00	GAR/MAS/FLR/UNFN-R	25.00	INT/GAR/MAS/FLR/FN-R	52.00
CONCESSION-R	0.00	GAR/MS/NO-FLR/UNFN-R	25.00	INTENSIVE-BARN-R	92.00
CORN-CRIB-R	12.00	GAR/SCB/FLOOR/FIN-R	25.00	INTENSIVE-LOFT-R	28.00
COVER-R	9.50	GAR/SCB/FLR/UNFN-R	25.00	INTENSIVE-SHED-R	52.00
CPA-R	14.80	GAR/SCB/NOFLR/UNFN-R	25.00	INTNSV-BRICK-OVEN-R	170.00
CPG-R	22.20	GARAGE-10-R	96.00	INTNSV-DUMBWAITER-R	14000.00
CPP-R	7.40	GARAGE-1-R	16.50	INTNSV-OPEN-SHED-R	18.50
CRYPTSITE-R	0.00	GARAGE-2-R	25.00	INT-PAVING-ASPHALT-R	2.50
DECK-2-R	13.00	GARAGE-3-R	31.00	INT-UTILITY-BLDG-R	52.00
DECK-3-R	18.00	GARAGE-4-R	40.00	KENNEL-RUNS-R	4.50
DECK-4-R	23.00	GARAGE-5-R	48.00	LDA-R	425.00
DECK-5-R	30.00	GARAGE-6-R	57.00	LDG-R	550.00
DECK-6-R	58.00	GARAGE-7-R	67.00	LDP-R	220.00
DECK-7-R	66.00	GARAGE-8-R	76.00	LOG-R	51.80
DECK-R	7.50	GARAGE-9-R	86.00	MAS-R	55.50
EFP-R	42.18	GARAGE-APT-DWBase-R	84.00	MAUS-SITE-R	0.00
EFU-R	29.60	GARAGE-R	18.00	MILK-BARN-R	29.50

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RESIDENTIAL MISCELLANEOUS IMPROVEMENTS RATE TABLE

Outbldg Type	BASE_PRICE	Outbldg Type	BASE_PRICE	Outbldg Type	BASE_PRICE
MISC-SV-RATE-R	1.00	POULTRY-HOUSE-R	13.50		
MOBILE-HOME-DWBase-R	84.00	RETAIL-R	1.00		
MOBILE-HOME-SPACE-R	9000.00	ROOF-R	15.50		
MSB-R	29.60	ROOM-R	20.00		
NICHE-SITE-1-R	100.00	ROWHOUSE-R	1.00		
NICHE-SITE-2-R	150.00	SCB-R	62.90		
NICHE-SITE-3-R	200.00	SCREEN-PORCH-R	4.00		
NICHE-SITE-4-R	300.00	SFR-R	62.90		
NICHESITE-R	0.00	SHED-1-R	13.00		
OBP-R	25.90	SHED-R	21.00		
OFFICE-R	44.00	SILO-R	20.00		
OFF-R	22.20	SMA-R	66.60		
OMP-R	25.90	SMOKEHOUSE-R	16.00		
OPEN-SHED-R	7.50	STABLE-R	26.50		
OUTBUILDING-R	9.50	STN-R	66.60		
PACKHOUSE-R	15.00	STORAGE-BLDG-R	7.50		
PATIO-R	5.00	STORE-R	35.00		
PAVILION-RES-R	12.50	STP-R	22.20		
PL-DK-CMNT-W/ICING-R	4.50	STUDIO-R	40.00		
PL-NON-DVNG-GUNITE-R	42.00	TENNIS-CRT-RESIDEN-R	33000.00		
PL-NON-DVNG-VINYL-R	38.00	TOBACCO-BARN-R	15.00		
POA-R	6.66	UTF-R	44.40		
POC-R	14.80	UTILITY-BLDG-R	18.00		
POG-R	8.88	UTM-R	48.10		
POLE-SHED-R	12.50	WALL-RES-R	11.00		
POOL-DCK-FLAGSTONE-R	15.25	WAREHSE-RES-R	16.00		
POOL-DCK-ROCK/STN-R	9.50	WATERTANK-R	1.00		
POOL-DCK-STMPD-CNC-R	6.00	YDLIGHTRES-R	1.00		
POOL-DECK-CONCRETE-R	3.00				
POOL-DIVING-GUNITE-R	45.00				
POOL-DIVING-VINYL-R	42.00				
POOL-ENCLOSURE-R	13.00				
POOL-HOUSE-R	52.00				
POP-R	4.44				
PORCH-R	10.25				

Residential Sales Comparison Approach Tables

Residential Sales Comparison Adjustments Table

COMPARABLE SALES ADJUSTMENTS TABLE								
ADJUSTMENT DESCRIPTION	GRADE HA (1)		GRADE AA (2)		GRADE A (3)		GRADE B (4)	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
ATTIC FINISHED	6600.00	10312.50	4400.00	6875.00	3080.00	4812.50	2200.00	3437.50
ATTIC UNFINISHED	3360.00	5250.00	2400.00	3750.00	1728.00	2700.00	1152.00	1800.00
BASEMENT-FIN-AIRC-NR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASEMENT-FIN-AIRC-R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASEMENT-FIN-AVG-NR	28.26	44.16	25.84	40.37	24.22	37.85	22.61	35.33
BASEMENT-FIN-AVG-R	28.26	44.16	25.84	40.37	24.22	37.85	22.61	35.33
BASEMENT-FIN-GOOD-NR	40.17	62.77	36.16	56.50	33.75	52.73	32.14	50.22
BASEMENT-FIN-GOOD-R	40.17	62.77	36.16	56.50	33.75	52.73	32.14	50.22
BASEMENT-FIN-LC-NR	26.90	42.03	24.45	38.21	22.01	34.39	20.38	31.84
BASEMENT-FIN-LC-R	26.90	42.03	24.45	38.21	22.01	34.39	20.38	31.84
BASEMENT UNDER SKTCH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASEMENT-UNFIN-CF	20.38	31.85	18.75	29.30	17.12	26.75	15.49	24.21
BASEMENT-UNFIN-EF	20.38	31.85	18.75	29.30	17.12	26.75	15.49	24.21
BRICK ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Item 1	-1400.00	-2187.50	-1000.00	-1562.50	-800.00	-1250.00	-400.00	-625.00
CONC BLK ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ENC MASONRY PORCH	5488.00	8575.00	5096.00	7962.50	4900.00	7656.25	4312.00	6737.50
ENC/FRM/PORCH/UNFIN	3024.00	4725.00	2808.00	4387.50	2700.00	4218.75	2376.00	3712.50
ENC/MAS/PORCH/UNFIN	3696.00	5775.00	3432.00	5362.50	3300.00	5156.25	2904.00	4537.50
ENCLOSED FRAME PORCH	4928.00	7700.00	4576.00	7150.00	4400.00	6875.00	3872.00	6050.00
FRAME ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FRAME BSMT ENTRY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FRAME DECK AVERAGE	3024.00	4725.00	2808.00	4387.50	2700.00	4218.75	2376.00	3712.50
FRAME DECK GOOD	3696.00	5775.00	3432.00	5362.50	3300.00	5156.25	2904.00	4537.50
FRAME DECK LC	1904.00	2975.00	1768.00	2762.50	1700.00	2656.25	1496.00	2337.50
Item 2	-5280.00	-8250.00	-3520.00	-5500.00	-2200.00	-3437.50	-880.00	-1375.00
LANDING AVERAGE	336.00	525.00	312.00	487.50	300.00	468.75	264.00	412.50
LANDING GOOD	672.00	1050.00	624.00	975.00	600.00	937.50	528.00	825.00
LANDING LC	224.00	350.00	208.00	325.00	200.00	312.50	176.00	275.00
LOG ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MASONARY BSMT ENTRY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MASONRY ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OPEN BRICK PORCH	3696.00	5775.00	3432.00	5362.50	3300.00	5156.25	2904.00	4537.50
OPEN FRAME PORCH	3024.00	4725.00	2808.00	4387.50	2700.00	4218.75	2376.00	3712.50

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMPARABLE SALES ADJUSTMENTS TABLE						
ADJUSTMENT DESCRIPTION	GRADE C (5)		GRADE D (6)		GRADE E (7)	
	LOW	HIGH	LOW	HIGH	LOW	HIGH
ATTIC FINISHED	1760.00	2750.00	1320.00	2062.50	1173.33	1833.33
ATTIC UNFINISHED	720.00	1125.00	480.00	750.00	432.00	675.00
BASEMENT-FIN-AIRC-NR	0.00	0.00	0.00	0.00	0.00	0.00
BASEMENT-FIN-AIRC-R	0.00	0.00	0.00	0.00	0.00	0.00
BASEMENT-FIN-AVG-NR	20.80	32.50	12.11	18.92	8.07	12.62
BASEMENT-FIN-AVG-R	20.80	32.50	12.11	18.92	8.07	12.62
BASEMENT-FIN-GOOD-NR	27.60	43.13	14.46	22.60	10.45	16.32
BASEMENT-FIN-GOOD-R	27.60	43.13	14.46	22.60	10.45	16.32
BASEMENT-FIN-LC-NR	16.80	26.25	6.52	10.19	4.89	7.64
BASEMENT-FIN-LC-R	16.80	26.25	6.52	10.19	4.89	7.64
BASEMENT UNDER SKTCH	0.00	0.00	0.00	0.00	0.00	0.00
BASEMENT-UNFIN-CF	14.00	21.88	4.08	6.37	3.26	5.10
BASEMENT-UNFIN-EF	14.00	21.88	4.08	6.37	3.26	5.10
BRICK ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
Item 1	-400.00	-625.00	-400.00	-625.00	-400.00	-625.00
CONC BLK ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
ENC MASONRY PORCH	3920.00	6125.00	3332.00	5206.25	2997.65	4683.82
ENC/FRM/PORCH/UNFIN	2160.00	3375.00	1836.00	2868.75	1651.76	2580.88
ENC/MAS/PORCH/UNFIN	2640.00	4125.00	2244.00	3506.25	2018.82	3154.41
ENCLOSED FRAME PORCH	3520.00	5500.00	2992.00	4675.00	2691.76	4205.88
FRAME ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
FRAME BSMT ENTRY	0.00	0.00	0.00	0.00	0.00	0.00
FRAME DECK AVERAGE	2160.00	3375.00	1836.00	2868.75	1651.76	2580.88
FRAME DECK GOOD	2640.00	4125.00	2244.00	3506.25	2018.82	3154.41
FRAME DECK LC	1360.00	2125.00	1156.00	1806.25	1040.00	1625.00
Item 2	-880.00	-1375.00	-880.00	-1375.00	-880.00	-1375.00
LANDING AVERAGE	240.00	375.00	204.00	318.75	183.53	286.76
LANDING GOOD	480.00	750.00	408.00	637.50	367.06	573.53
LANDING LC	160.00	250.00	136.00	212.50	122.35	191.18
LOG ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
MASONARY BSMT ENTRY	0.00	0.00	0.00	0.00	0.00	0.00
MASONRY ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
OPEN BRICK PORCH	2640.00	4125.00	2244.00	3506.25	2018.82	3154.41
OPEN FRAME PORCH	2160.00	3375.00	1836.00	2868.75	1651.76	2580.88

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMPARABLE SALES ADJUSTMENTS TABLE								
ADJUSTMENT DESCRIPTION	GRADE HA (1)		GRADE AA (2)		GRADE A (3)		GRADE B (4)	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
OPEN MASONRY PORCH	3696.00	5775.00	3432.00	5362.50	3300.00	5156.25	2904.00	4537.50
PATIO AVERAGE	2464.00	3850.00	2288.00	3575.00	2200.00	3437.50	1936.00	3025.00
PATIO COVERED	4928.00	7700.00	4576.00	7150.00	4400.00	6875.00	3872.00	6050.00
PATIO GOOD	3696.00	5775.00	3432.00	5362.50	3300.00	5156.25	2904.00	4537.50
PATIO LC	672.00	1050.00	624.00	975.00	600.00	937.50	528.00	825.00
STONE ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STOOP	672.00	1050.00	624.00	975.00	600.00	937.50	528.00	825.00
STUCCO/CB ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STUCCO/FRM ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STUCCO/MAS ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
UPPER STORY FINISHED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
UPPER STY UNFINISHED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
UTILITY FRAME	2464.00	3850.00	2288.00	3575.00	2200.00	3437.50	1936.00	3025.00
UTILITY MASONRY	3024.00	4725.00	2808.00	4387.50	2700.00	4218.75	2376.00	3712.50
CENTRAL	24000.00	37500.00	24000.00	37500.00	20000.00	31250.00	19600.00	30625.00
HEAT PUMP	24000.00	37500.00	24000.00	37500.00	20000.00	31250.00	19600.00	30625.00
NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Window Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Item 4	6400.00	10000.00	6000.00	9375.00	5600.00	8750.00	4800.00	7500.00
Alarm System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement Car Storage	6400.00	10000.00	6000.00	9375.00	5600.00	8750.00	4800.00	7500.00
Elevator	4400.00	6875.00	3520.00	5500.00	2640.00	4125.00	2640.00	4125.00
Garage Doors Elec	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Garage Doors None	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Jenn-Aire	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Microwave	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Radio Intercom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vacuum System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FRAME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MASONRY	1866.67	2916.67	1333.33	2083.33	800.00	1250.00	666.67	1041.67
ADD FIREPLACE AV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADD FIREPLACE GOOD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADD FIREPLACE LC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXTRA STACK LEVEL AV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXTRA STACK LEVEL G	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXTRA STACK LEVEL P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIREPLACE AVERAGE	1493.33	2333.33	1173.33	1833.33	960.00	1500.00	800.00	1250.00

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMPARABLE SALES ADJUSTMENTS TABLE						
ADJUSTMENT DESCRIPTION	GRADE C (5)		GRADE D (6)		GRADE E (7)	
	LOW	HIGH	LOW	HIGH	LOW	HIGH
OPEN MASONRY PORCH	2640.00	4125.00	2244.00	3506.25	2018.82	3154.41
PATIO AVERAGE	1760.00	2750.00	1496.00	2337.50	1345.88	2102.94
PATIO COVERED	3520.00	5500.00	2992.00	4675.00	2691.76	4205.88
PATIO GOOD	2640.00	4125.00	2244.00	3506.25	2018.82	3154.41
PATIO LC	480.00	750.00	408.00	637.50	367.06	573.53
STONE ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
STOOP	480.00	750.00	408.00	637.50	367.06	573.53
STUCCO/CB ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
STUCCO/FRM ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
STUCCO/MAS ADDITION	0.00	0.00	0.00	0.00	0.00	0.00
UPPER STORY FINISHED	0.00	0.00	0.00	0.00	0.00	0.00
UPPER STY UNFINISHED	0.00	0.00	0.00	0.00	0.00	0.00
UTILITY FRAME	1760.00	2750.00	1496.00	2337.50	1345.88	2102.94
UTILITY MASONRY	2160.00	3375.00	1836.00	2868.75	1651.76	2580.88
CENTRAL	7200.00	11250.00	2400.00	3750.00	2400.00	3750.00
HEAT PUMP	7200.00	11250.00	2400.00	3750.00	2400.00	3750.00
NO AC	0.00	0.00	0.00	0.00	0.00	0.00
Window Unit	0.00	0.00	0.00	0.00	0.00	0.00
Item 4	4000.00	6250.00	2400.00	3750.00	1600.00	2500.00
Alarm System	0.00	0.00	0.00	0.00	0.00	0.00
Basement Car Storage	4000.00	6250.00	2400.00	3750.00	1600.00	2500.00
Elevator	2640.00	4125.00	880.00	1375.00	880.00	1375.00
Garage Doors Elec	0.00	0.00	0.00	0.00	0.00	0.00
Garage Doors None	0.00	0.00	0.00	0.00	0.00	0.00
Jenn-Aire	0.00	0.00	0.00	0.00	0.00	0.00
Microwave	0.00	0.00	0.00	0.00	0.00	0.00
Radio Intercom	0.00	0.00	0.00	0.00	0.00	0.00
Vacuum System	0.00	0.00	0.00	0.00	0.00	0.00
FRAME	0.00	0.00	0.00	0.00	0.00	0.00
MASONRY	3600.00	5625.00	466.67	729.17	333.33	520.83
ADD FIREPLACE AV	0.00	0.00	0.00	0.00	0.00	0.00
ADD FIREPLACE GOOD	0.00	0.00	0.00	0.00	0.00	0.00
ADD FIREPLACE LC	0.00	0.00	0.00	0.00	0.00	0.00
EXTRA STACK LEVEL AV	0.00	0.00	0.00	0.00	0.00	0.00
EXTRA STACK LEVEL G	0.00	0.00	0.00	0.00	0.00	0.00
EXTRA STACK LEVEL P	0.00	0.00	0.00	0.00	0.00	0.00
FIREPLACE AVERAGE	800.00	1250.00	266.67	416.67	160.00	250.00

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMPARABLE SALES ADJUSTMENTS TABLE								
ADJUSTMENT DESCRIPTION	GRADE HA (1)		GRADE AA (2)		GRADE A (3)		GRADE B (4)	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
FIREPLACE GOOD	1400.00	2488.89	1100.00	1955.56	900.00	1600.00	750.00	266.67
FIREPLACE LC	1400.00	2488.89	1100.00	1955.56	900.00	1600.00	750.00	266.67
Electric Bb/Clg	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Forced Warm Air	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Heat Pump	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hot Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NO HEAT	-14250.00	-25333.33	-10125.00	-18000.00	-5625.00	-10000.00	-2625.00	-2266.67
Solar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Steam	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wall/Furnace	-11250.00	-20000.00	-8625.00	-15333.33	-4125.00	-7333.33	-1875.00	-400.00
Wood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEPRECIATION	1777.78	3160.49	1388.89	2469.14	1000.00	1777.78	833.33	493.83
FULL BATHS	3851.35	6846.85	3081.08	5477.48	2310.81	4108.11	2118.24	1027.03
FUNCTIONAL UTILITY	2100.00	3733.33	1500.00	2666.67	1275.00	2266.67	1125.00	466.67
GRADE FACTOR	11250.00	20000.00	10125.00	18000.00	9000.00	16000.00	7500.00	2000.00
HALF BATHS	1339.29	2380.95	1071.43	1904.76	857.14	1523.81	750.00	238.10
SFLA FACTOR	66.21	117.71	62.90	111.83	60.70	107.90	56.28	29.43

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMPARABLE SALES ADJUSTMENTS TABLE						
ADJUSTMENT DESCRIPTION	GRADE C (5)		GRADE D (6)		GRADE E (7)	
	LOW	HIGH	LOW	HIGH	LOW	HIGH
FIREPLACE GOOD	750.00	1333.33	250.00	444.44	150.00	266.667
FIREPLACE LC	750.00	1333.33	250.00	444.44	150.00	266.667
Electric Bb/Clg	0.00	0.00	0.00	0.00	0.00	0
Forced Warm Air	0.00	0.00	0.00	0.00	0.00	0
Heat Pump	0.00	0.00	0.00	0.00	0.00	0
Hot Water	0.00	0.00	0.00	0.00	0.00	0
NONE	-2625.00	-4666.67	-1500.00	-2666.67	-1275.00	-2266.7
Solar	0.00	0.00	0.00	0.00	0.00	0
Steam	0.00	0.00	0.00	0.00	0.00	0
Wall/Furnace	-1875.00	-3333.33	-525.00	-933.33	-225.00	-400
Wood	0.00	0.00	0.00	0.00	0.00	0
DEPRECIATION	750.00	1333.33	361.11	641.98	277.78	493.827
FULL BATHS	1425.00	2533.33	693.24	1232.43	577.70	1027.03
FUNCTIONAL UTILITY	675.00	1200.00	375.00	666.67	262.50	466.667
GRADE FACTOR	4125.00	7333.33	1875.00	3333.33	1125.00	2000
HALF BATHS	750.00	1333.33	214.29	380.95	133.93	238.095
SFLA FACTOR	38.63	68.67	22.07	39.24	16.55	29.4286

*Note: The ranges displayed on these **COMPARABLE SALES ADJUSTMENTS TABLES** are representative of the final values that will be established during the final review process. The final calibration of the Sales Comparison Approach is the last process completed prior to publication of the values. Because it uses the actual sales of properties within the County to produce values of the subject properties, the values are subject to calibration until the last sales are reviewed and analyzed.*

Residential Sales Comparison Size Adjustment Table

RESIDENTIAL SALES COMPARISON SIZE ADJUSTMENT TABLE									
ADJUSTMENT DESCRIPTION	LOW	HIGH	HA	AA	A	B	C	D	E
CARPORT AVERAGE	1	280	7000	6000	5000	4000	5000	3500	2500
CARPORT AVERAGE	281	600	17000	15000	12000	9500	8000	5000	3000
CARPORT AVERAGE	601	864	19000	17000	15000	12500	11500	6000	4000
CARPORT AVERAGE	865	1440	19000	17000	15000	12500	11500	6000	4000
CARPORT AVERAGE	1441	99999	19000	17000	15000	12500	11500	6000	4000
CARPORT GOOD	1	280	7000	6000	5000	4000	5000	3500	2500
CARPORT GOOD	281	600	17000	15000	12000	9500	8000	5000	3000
CARPORT GOOD	601	864	19000	17000	15000	12500	11500	6000	4000
CARPORT GOOD	865	1440	19000	17000	15000	12500	11500	6000	4000
CARPORT GOOD	1441	99999	19000	17000	15000	12500	11500	6000	4000
CARPORT LC	1	280	7000	6000	5000	4000	5000	3500	2500
CARPORT LC	281	600	17000	15000	12000	9500	8000	5000	3000
CARPORT LC	601	864	19000	17000	150000	12500	11500	6000	4000
CARPORT LC	865	1440	19000	17000	15000	12500	11500	6000	4000
CARPORT LC	1441	99999	19000	17000	15000	12500	11500	6000	4000
GAR/CB/FLOOR/FIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/CB/FLOOR/FIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/CB/FLOOR/FIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/CB/FLOOR/FIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/CB/FLOOR/FIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/CB/FLOOR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/CB/FLOOR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/CB/FLOOR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/CB/FLOOR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/CB/FLOOR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/CB/NO FLR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/CB/NO FLR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/CB/NO FLR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/CB/NO FLR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/CB/NO FLR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/FLOOR/FIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/FRM/FLOOR/FIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/FRM/FLOOR/FIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/FLOOR/FIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/FLOOR/FIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/FLOOR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/FRM/FLOOR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

RESIDENTIAL SALES COMPARISON SIZE ADJUSTMENT TABLE									
ADJUSTMENT DESCRIPTION	LOW	HIGH	HA	AA	A	B	C	D	E
GAR/FRM/FLOOR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/FLOOR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/FLOOR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/NO FLR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/FRM/NO FLR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/FRM/NO FLR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/NO FLR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/FRM/NO FLR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/FLOOR/FIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/MAS/FLOOR/FIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/MAS/FLOOR/FIN	601	864	18000	14000	10000	25000	25000	25000	25000
GAR/MAS/FLOOR/FIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/FLOOR/FIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/FLOOR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/MAS/FLOOR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/MAS/FLOOR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/FLOOR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/FLOOR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/NO FLR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/MAS/NO FLR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/MAS/NO FLR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/NO FLR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/MAS/NO FLR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/FLOOR/FIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/SCB/FLOOR/FIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/SCB/FLOOR/FIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/FLOOR/FIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/FLOOR/FIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/FLOOR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/SCB/FLOOR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/SCB/FLOOR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/FLOOR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/FLOOR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/NO FLR/UNFIN	1	280	19000	18000	15000	13500	8000	6000	3000
GAR/SCB/NO FLR/UNFIN	281	600	42000	35000	30000	27000	16000	10000	6000
GAR/SCB/NO FLR/UNFIN	601	864	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/NO FLR/UNFIN	865	1440	55000	50000	45000	41000	24000	15000	7000
GAR/SCB/NO FLR/UNFIN	1441	99999	55000	50000	45000	41000	24000	15000	7000

Commercial Cost Valuation Tables

Primary Structures

Forsyth County adopts the CoreLogic/Marshall & Swift Valuation Service as the cost model for commercial buildings. The county utilizes both the hardcopy manual as well as an automated calculation system known as MSVPO. A copy of the manual will remain on display in the Tax Assessor's office until the end of the 2021 reappraisal cycle. Updates to the paper copy of the manual, as well as the MVSPPO rates, and the CAMA system will be frozen as of the July, 2020 release date.

Though this schedule is comprehensive, it still requires the judgement of the appraiser to analyze the market information and adjust factors like depreciation based on observations.

If there are any differences between the Marshall & Swift Manual and the MSVPO, the County will use the MSVPO rates.

Additions such as decks, docks, patios and pools are priced per the Commercial Additions Rate Table that follows.

Miscellaneous improvements such as pavement, fencing, outbuildings, and yard fixtures (lighting) are priced per the Commercial Miscellaneous Improvements Rate Table that follows.

Commercial Additions Rate Table

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
1 STY ADDN BSMT 1	43.25	No	Yes	No
1 STY ADDN BSMT 2	66.00	No	Yes	No
1 STY ADDN BSMT 3	95.00	No	Yes	No
1 STY ADDN BSMT 4	128.50	No	Yes	No
1 STY ADDN BSMT 5	137.00	No	Yes	No
1 STY ADDN BSMT 6	155.00	No	Yes	No
1 STY ADDN PORCH 1	47.50	No	Yes	No
1 STY ADDN PORCH 2	66.00	No	Yes	No
1 STY ADDN PORCH 3	84.00	No	Yes	No
1 STY ADDN PORCH 4	102.00	No	Yes	No
1 STY ADDN/1STY ADD1	53.00	No	Yes	No
1 STY ADDN/1STY ADD2	72.00	No	Yes	No
1 STY ADDN/1STY ADD3	89.00	No	Yes	No
1 STY ADDN/1STY ADD4	108.00	No	Yes	No
1 STY ADDN/1STY ADD5	125.00	No	Yes	No
1 STY ADDN/1STY ADD6	161.00	No	Yes	No
1 STY ADDN/1STY ADD7	213.50	No	Yes	No
1/2 STY ADDN 1	0.00	No	Yes	No
1/2 STY ADDN 2	0.00	No	Yes	No
1/2 STY ADDN 3	0.00	No	Yes	No
1/2 STY ADDN 4	0.00	No	Yes	No
1/2 STY ADDN 5	0.00	No	Yes	No
AIR COND UNITS 1	0.00	No	No	No
AIR COND UNITS 2	0.00	No	No	No
AIR COND UNITS 3	0.00	No	No	No
AIR COND UNITS 4	0.00	No	No	No
AIR COND UNITS 5	0.00	No	No	No
AIR CURTAIN DOOR 1	0.00	No	No	No
AIR CURTAIN DOOR 2	0.00	No	No	No
AIR CURTAIN DOOR 3	0.00	No	No	No
ATRIUM 1	51.00	No	Yes	No
ATRIUM 2	68.50	No	Yes	No
ATRIUM 3	156.00	No	Yes	No
ATRIUM 4	207.00	No	Yes	No
BAL/BAL/LANDING 1	39.25	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
BAL/BAL/LANDING 2	69.25	No	No	No
BAL/LANDING 1	24.25	No	No	No
BAL/LANDING 2	39.25	No	No	No
BAL/LANDING 3	49.25	No	No	No
BAL/LANDING 4	59.25	No	No	No
BAL/OPEN FRM PORCH 1	36.00	No	No	No
BAL/OPEN FRM PORCH 2	60.00	No	No	No
BAL/OPEN FRM PORCH 3	79.50	No	No	No
BALCONY 1	15.00	No	No	No
BALCONY 2	30.00	No	No	No
BALCONY 3	40.00	No	No	No
BALCONY 4	50.00	No	No	No
BALCONY 5	95.00	No	No	No
BASEMENT	7.50	No	Yes	No
BASEMENT 1	16.75	No	Yes	No
BASEMENT 2	30.00	No	Yes	No
BASEMENT 3	50.75	No	Yes	No
BASEMENT 4	74.50	No	Yes	No
BAY WINDOW 1	71.50	No	No	No
BAY WINDOW 2	92.40	No	No	No
BAY WINDOW 3	115.75	No	No	No
BREEZEWAY 1	35.75	No	No	No
BREEZEWAY 2	44.50	No	No	No
BREEZEWAY 3	62.50	No	No	No
BRIDGE 1	28.50	No	No	No
BRIDGE 2	54.50	No	No	No
BRIDGE 3	77.50	No	No	No
BRIDGE 4	112.00	No	No	No
BSMT ENTRY 1	15.00	No	No	No
BSMT ENTRY 2	30.00	No	No	No
BSMT ENTRY 3	45.00	No	No	No
CAN/BAL 1	28.25	No	No	No
CAN/BAL 2	55.75	No	No	No
CAN/BAL 3	60.75	No	No	No
CAN/BAL 4	75.50	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
CAN/BAL 5	128.00	No	No	No
CAN/BAL/BAL/LANDING1	37.50	No	No	No
CAN/BAL/BAL/LANDING2	85.00	No	No	No
CAN/BAL/BAL/LANDING3	110.00	No	No	No
CAN/BAL/LANDING 1	37.50	No	No	No
CAN/BAL/LANDING 2	55.00	No	No	No
CAN/BAL/LANDING 3	70.00	No	No	No
CAN/BAL/LANDING 4	84.75	No	No	No
CAN/BAL/LANDING 5	137.25	No	No	No
CAN/CAN 1	26.50	No	No	No
CAN/CAN 2	31.50	No	No	No
CAN/CAN 3	41.25	No	No	No
CAN/DOCK 1	26.25	No	No	No
CAN/DOCK 2	31.50	No	No	No
CAN/DOCK 3	40.00	No	No	No
CAN/DOCK 4	49.00	No	No	No
CAN/DOCK 5	71.50	No	No	No
CAN/DOCK 6	78.75	No	No	No
CAN/DOCK 7	89.50	No	No	No
CAN/LANDING 1	22.25	No	No	No
CAN/LANDING 2	25.00	No	No	No
CAN/LANDING 3	30.00	No	No	No
CAN/LANDING 4	34.75	No	No	No
CAN/LANDING 5	42.25	No	No	No
CAN/LANDING 6	49.50	No	No	No
CANOPY 1	13.25	No	No	No
CANOPY 2	15.75	No	No	No
CANOPY 3	20.75	No	No	No
CANOPY 4	25.50	No	No	No
CANOPY 5	33.00	No	No	No
CANOPY 6	40.25	No	No	No
CANOPY 7	51.00	No	No	No
CANOPY 8	65.50	No	No	No
CARPORT 3	24.00	No	No	No
CARPORT 4	32.25	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
CARPORT 5	40.00	No	No	No
CARPORT 6	29.50	No	No	No
CARPORT 7	57.25	No	No	No
CARPORT-D LC 2	17.75	No	No	No
CARPORT RF & FLR 1	8.50	No	No	No
CARPORT ROOF	0.00	No	No	No
CATWALK	73.00	No	No	No
CENTRAL VACUUM 1	1840.00	No	No	No
CENTRAL VACUUM 2	2040.00	No	No	No
CENTRAL VACUUM 3	2270.00	No	No	No
CHILLER AREA 1	20.25	No	No	No
CHILLER AREA 2	30.25	No	No	No
CHILLER AREA 3	39.00	No	No	No
CIRCULAR SINK 3	3825.00	No	No	No
CIRCULAR SINK 4	5650.00	No	No	No
COMPACTOR 1	520.00	No	No	No
COMPACTOR 2	620.00	No	No	No
COMPACTOR 3	750.00	No	No	No
COMPACTOR 4	915.00	No	No	No
COMPACTOR 5	1320.00	No	No	No
COST OR SV RATE	0.00	No	No	No
CRANE RAIL 1	0.00	No	No	No
CRANE RAIL 2	0.00	No	No	No
CRANE RAIL 3	0.00	No	No	No
DECK-CHPPLATFORM-LG1	9.25	No	No	No
DECK-LARGE,LOW 2	16.75	No	No	No
DECK-SMALL 4	19.00	No	No	No
DECK-SMALLSPECIALTY5	24.50	No	No	No
DECK-SPECIALITY 6	32.00	No	No	No
DECK-SPECIALITY 7	36.25	No	No	No
DECK-STANDARD 3	18.00	No	No	No
DECK/DECK 1	18.50	No	No	No
DECK/DECK 2	33.50	No	No	No
DECK/DECK 3	36.00	No	No	No
DECK/DECK 4	38.00	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
DECK/LANDING 1	18.50	No	No	No
DECK/LANDING 2	26.00	No	No	No
DECK/LANDING 3	27.25	No	No	No
DECK/LANDING 4	28.25	No	No	No
DECK/LANDING 5	33.75	No	No	No
DISHWASHER 1	550.00	No	No	No
DISHWASHER 2	825.00	No	No	No
DISHWASHER 3	1240.00	No	No	No
DISHWASHER 4	1290.00	No	No	No
DISHWASHER 5	1630.00	No	No	No
DISHWASHER 6	2060.00	No	No	No
DISHWASHER 7	2600.00	No	No	No
DISPOSAL 1	259.00	No	No	No
DISPOSAL 2	387.00	No	No	No
DISPOSAL 3	486.00	No	No	No
DISPOSAL 4	600.00	No	No	No
DISPOSAL 5	750.00	No	No	No
DOCK 1	13.00	No	No	No
DOCK 2	16.00	No	No	No
DOCK 3	19.25	No	No	No
DOCK 4	23.50	No	No	No
DOCK 5	38.50	No	No	No
DOCK LEVELERS 1	815.00	No	No	No
DOCK LEVELERS 2	2575.00	No	No	No
DOCK LEVELERS 3	3500.00	No	No	No
DOCK LEVELERS 4	6025.00	No	No	No
DOCK LEVELERS 5	6150.00	No	No	No
DOCK LEVELERS 6	8550.00	No	No	No
DOCK LEVELERS 7	8975.00	No	No	No
DOCK LEVELERS 8	11800.00	No	No	No
DUMB WAITER 1	16500.00	No	No	No
DUMB WAITER-LIFT 2	29400.00	No	No	No
DUMB WAITER-LIFT 3	42300.00	No	No	No
DUMB WAITER-LIFT 4	51800.00	No	No	No
ELEC DOOR OPENER 1	0.00	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
ELEC DOOR OPENER 2	0.00	No	No	No
ELEC DOOR OPENER 3	0.00	No	No	No
ELEC DOOR OPENER 4	0.00	No	No	No
ELEC DOOR OPENER 5	0.00	No	No	No
ELEC DOOR OPENER 6	0.00	No	No	No
ELEVATOR (2-3) 1	46500.00	No	No	No
ELEVATOR (2-3) 2	64750.00	No	No	No
ELEVATOR (4-7) 3	80250.00	No	No	No
ELEVATOR (4-7) 4	106000.00	No	No	No
ELEVATOR (8+) 5	123000.00	No	No	No
ELEVATOR (8+) 6	156000.00	No	No	No
ELEVATOR (8+) 7	176000.00	No	No	No
ELEVATOR (8+) 8	196000.00	No	No	No
ELEVATOR (8+) 9	249000.00	No	No	No
ELEVATOR STOP 1	6400.00	No	No	No
ELEVATOR STOP 2	7450.00	No	No	No
ELEVATOR STOP 3	8600.00	No	No	No
ELEVATOR STOP 4	9850.00	No	No	No
ELEVATORS F	45300.00	No	No	No
ENCLOSED PORCH 1	18.00	No	No	No
ENCLOSED PORCH 2	26.50	No	No	No
ENCLOSED PORCH 3	44.50	No	No	No
ENCLOSED PORCH 4	54.00	No	No	No
ENCLOSED PORCH 5	72.00	No	No	No
ENCLOSED PORCH 6	92.50	No	No	No
ENCLOSED PORCH 7	114.00	No	No	No
ESCALATOR	0.00	No	No	No
EXHAUST FAN	0.00	No	No	No
EXHAUST FAN 24	1420.00	No	No	No
EXHAUST FAN 30	1525.00	No	No	No
EXHAUST FAN 36	1825.00	No	No	No
EXHAUST FAN 42	2020.00	No	No	No
EXHAUST FAN 48	2340.00	No	No	No
EXHAUST FAN 54	2775.00	No	No	No
FIN ATTIC 1	30.00	No	Yes	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
FIN ATTIC 2	48.00	No	Yes	No
FIN ATTIC 3	66.00	No	Yes	No
FIN ATTIC 4	84.00	No	Yes	No
FIN ATTIC 5	102.00	No	Yes	No
FIREPLACE 1	835.00	No	No	No
FIREPLACE 10	38600.00	No	No	No
FIREPLACE 2	1690.00	No	No	No
FIREPLACE 3	1880.00	No	No	No
FIREPLACE 4	3375.00	No	No	No
FIREPLACE 5	3545.00	No	No	No
FIREPLACE 6	4725.00	No	No	No
FIREPLACE 7	5685.00	No	No	No
FIREPLACE 8	13050.00	No	No	No
FIREPLACE 9	9700.00	No	No	No
FLUE 1	1900.00	No	No	No
FLUE 2	2760.00	No	No	No
FLUE 3	4030.00	No	No	No
FLUE 4	5760.00	No	No	No
GARAGE 1	16.50	No	No	No
GARAGE 10	109.00	No	No	No
GARAGE 2	21.75	No	No	No
GARAGE 3	24.75	No	No	No
GARAGE 4	29.25	No	No	No
GARAGE 5	33.50	No	No	No
GARAGE 6	39.75	No	No	No
GARAGE 7	45.75	No	No	No
GARAGE 8	60.50	No	No	No
GARAGE 9	69.00	No	No	No
GARAGE-MULTI,NO FLR	15.00	No	No	No
GREENHOUSE 1	7.25	No	No	No
GREENHOUSE 2	14.50	No	No	No
GREENHOUSE 3	21.50	No	No	No
GREENHOUSE 4	44.50	No	No	No
HEAT VENT&AIR COND 1	0.00	No	No	No
HEAT,VENT&AIR COND 2	0.00	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
HEAT,VENT&AIR COND 3	0.00	No	No	No
HEAT,VENT&AIR COND 4	0.00	No	No	No
HOOD/FAN 1	160.00	No	No	No
HOOD/FAN 2	290.00	No	No	No
HOOD/FAN 3	486.00	No	No	No
HOOD/FAN 4	780.00	No	No	No
INTERCOM 1	1380.00	No	No	No
INTERCOM 2	1800.00	No	No	No
INTERCOM 3	2340.00	No	No	No
INTERIOR FINISH 1	0.00	No	No	No
INTERIOR FINISH 2	0.00	No	No	No
INTERIOR FINISH 3	0.00	No	No	No
INTERIOR FINISH 4	0.00	No	No	No
INTERIOR FINISH 5	0.00	No	No	No
INTERIOR WALL 1	0.00	No	No	No
INTERIOR WALL 10	0.00	No	No	No
INTERIOR WALL 11	0.00	No	No	No
INTERIOR WALL 12	0.00	No	No	No
INTERIOR WALL 2	0.00	No	No	No
INTERIOR WALL 3	0.00	No	No	No
INTERIOR WALL 4	0.00	No	No	No
INTERIOR WALL 5	0.00	No	No	No
INTERIOR WALL 6	0.00	No	No	No
INTERIOR WALL 7	0.00	No	No	No
INTERIOR WALL 8	0.00	No	No	No
INTERIOR WALL 9	0.00	No	No	No
KITCHEN 1	3125.00	No	Yes	No
KITCHEN 2	4000.00	No	Yes	No
KITCHEN 3	5050.00	No	Yes	No
KITCHEN 4	6350.00	No	Yes	No
LIGHT 1	360.00	No	No	No
LIGHT 2	720.00	No	No	No
LIGHT 3	500.00	No	No	No
LOAD BEARING ROOF	0.00	No	No	No
MACHANICAL PIT	0.00	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
MACHANICAL PIT 1	16.00	No	No	No
MACHANICAL PIT 2	25.00	No	No	No
MACHANICAL PIT 3	38.00	No	No	No
MANTEL 1	270.00	No	No	No
MANTEL 2	1120.00	No	No	No
MANTEL 3	4015.00	No	No	No
MANTEL 4	5500.00	No	No	No
MANTEL 5	9050.00	No	No	No
MANTEL 6	19675.00	No	No	No
MEZZANINE 1	13.75	No	Yes	No
MEZZANINE 10	82.50	No	Yes	No
MEZZANINE 2	22.75	No	Yes	No
MEZZANINE 3	27.25	No	Yes	No
MEZZANINE 4	31.50	No	Yes	No
MEZZANINE 5	44.00	No	Yes	No
MEZZANINE 6	47.00	No	Yes	No
MEZZANINE 7	49.50	No	Yes	No
MEZZANINE 8	51.75	No	Yes	No
MEZZANINE 9	56.50	No	Yes	No
MICROWAVE 1	155.00	No	No	No
MICROWAVE 2	357.00	No	No	No
MICROWAVE 3	655.00	No	No	No
MICROWAVE 4	1110.00	No	No	No
ONE STY ADDNS 1	26.50	No	Yes	No
ONE STY ADDNS 10	160.75	No	Yes	No
ONE STY ADDNS 11	187.25	No	Yes	No
ONE STY ADDNS 12	214.75	No	Yes	No
ONE STY ADDNS 2	36.00	No	Yes	No
ONE STY ADDNS 3	44.50	No	Yes	No
ONE STY ADDNS 4	54.00	No	Yes	No
ONE STY ADDNS 5	62.50	No	Yes	No
ONE STY ADDNS 6	80.50	No	Yes	No
ONE STY ADDNS 7	106.75	No	Yes	No
ONE STY ADDNS 8	124.75	No	Yes	No
ONE STY ADDNS 9	142.75	No	Yes	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
PENTHOUSE 4	58.50	No	No	No
PENTHOUSE 5	83.00	No	No	No
PENTHOUSE 6	92.00	No	No	No
PLAZA 1	13.25	No	No	No
PLAZA 2	25.25	No	No	No
PLAZA 3	36.00	No	No	No
PLAZA 4	54.00	No	No	No
PLUMBING FIXTURES 1	0.00	No	No	No
PLUMBING FIXTURES 2	0.00	No	No	No
PLUMBING FIXTURES 3	0.00	No	No	No
PLUMBING FIXTURES 4	0.00	No	No	No
PLUMBING FIXTURES 5	0.00	No	No	No
PLUMBING FIXTURES 6	0.00	No	No	No
PLUMBING FIXTURES 7	0.00	No	No	No
PLUMBING FIXTURES 8	0.00	No	No	No
PLUMBING FIXTURES 9	0.00	No	No	No
POOL 1	64.50	No	No	No
POOL 2	72.00	No	No	No
POOL 3	74.50	No	No	No
POOL 4	75.50	No	No	No
POOL 5	78.00	No	No	No
POOL 6	82.25	No	No	No
POOL 7	92.00	No	No	No
PORCH/BSMT 1	37.75	No	No	No
PORCH/BSMT 2	55.00	No	No	No
PORCH/PORCH 1	42.00	No	No	No
PORCH/PORCH 2	60.00	No	No	No
PORCH/PORCH 3	79.25	No	No	No
PORCH/PORCH 4	96.00	No	No	No
PORCH/PORCH 5	112.75	No	No	No
PORCH/PORCH 6	144.00	No	No	No
PORCH/PORCH 7	180.00	No	No	No
PORCH/PORCH 8	216.00	No	No	No
PRCH/1 STY ADDN 1	47.50	No	Yes	No
PRCH/1 STY ADDN 2	66.00	No	Yes	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
PRCH/1 STY ADDN 3	84.00	No	Yes	No
PRCH/1 STY ADDN 4	102.00	No	Yes	No
PRCH/BALC/LANDING	45.25	No	No	No
PRCH/BSMT 3	90.25	No	Yes	No
PRCH/BSMT 4	122.50	No	Yes	No
PRCH/BSMT 5	131.00	No	Yes	No
PRCH/BSMT 6	146.50	No	Yes	No
PRCH/LANDING 1	30.25	No	No	No
PRCH/LANDING 2	39.25	No	No	No
PRCH/LANDING 3	48.75	No	No	No
PRCH/PRCH/LANDING 1	51.25	No	No	No
PRCH/PRCH/LANDING 2	69.25	No	No	No
PRCH/PRCH/LANDING 3	88.50	No	No	No
RACQUETBALL CT 1	45800.00	No	No	No
RACQUETBALL CT 2	56900.00	No	No	No
RACQUETBALL CT 3	68000.00	No	No	No
RAMP 1	7.00	No	No	No
RAMP 2	11.00	No	No	No
RAMP 3	20.25	No	No	No
RAMP 4	42.25	No	No	No
SAUNA ROOM 1	3050.00	No	No	No
SAUNA ROOM 2	4875.00	No	No	No
SAUNA ROOM 3	7550.00	No	No	No
SAUNA ROOM 4	11600.00	No	No	No
SEMI-CIRCULAR SINK 1	3525.00	No	No	No
SEMI-CIRCULAR SINK 2	5050.00	No	No	No
SHED-LG,LC 1	9.50	No	No	No
SHED-LG 2	13.50	No	No	No
SHED LT MT	8.25	No	No	No
SHED-MED 3	16.50	No	No	No
SHED-SMALL 4	19.00	No	No	No
SHED-SPECIALTY 5	25.00	No	No	No
SHED-SPECIALTY 6	37.50	No	No	No
SKYWAY	292.00	No	No	No
SKYWAY 1	440.00	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
SKYWAY 2	588.00	No	No	No
SPRINK S	0.00	No	No	No
STAGE	0.00	No	No	No
STEEPLE	75.00	No	No	No
STOOP 1	6.50	No	No	No
STOOP 2	11.50	No	No	No
STOOP 3	14.00	No	No	No
STOOP 4	16.00	No	No	No
STOOP 5	25.50	No	No	No
TROLLEY WAY 1	0.00	No	No	No
TROLLEY WAY 2	0.00	No	No	No
TROLLEY WAY 3	0.00	No	No	No
TRUCK WELL 1	12.50	No	No	No
TRUCK WELL 2	13.25	No	No	No
TRUCK WELL 3	13.75	No	No	No
TRUCK WELL 4	14.50	No	No	No
TRUCK WELL 5	15.00	No	No	No
TUNNEL 1	392.00	No	Yes	No
TUNNEL 2	730.00	No	Yes	No
TUNNEL 3	1068.00	No	Yes	No
UNFIN ATTIC 1	17.00	No	No	No
UNFIN ATTIC 2	41.50	No	No	No
UNFIN ATTIC 3	66.00	No	No	No
UTIL/UTIL BLDG ADDN1	36.00	No	No	No
UTIL/UTIL BLDG ADDN2	52.75	No	No	No
UTIL/UTIL BLDG ADDN3	72.00	No	No	No
UTIL/UTIL BLDG ADDN4	91.25	No	No	No
UTIL/UTIL BLDG ADDN5	108.00	No	No	No
UTIL/UTIL BLDG ADDN6	124.50	No	No	No
UTILITY BLDG ADDN 1	18.00	No	No	No
UTILITY BLDG ADDN 2	26.50	No	No	No
UTILITY BLDG ADDN 3	36.00	No	No	No
UTILITY BLDG ADDN 4	45.50	No	No	No
UTILITY BLDG ADDN 5	54.00	No	No	No
UTILITY BLDG ADDN 6	62.50	No	No	No

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL ADDITIONS RATE TABLE				
ADDITION	PRICE_MAIN	Reference Only	Living Area	Included In Base
UTILITY BLDG ADDN 7	72.00	No	No	No
UTILITY BLDG ADDN 8	90.00	No	No	No

Commercial Miscellaneous Improvements Rate Table

COMMERCIAL MISCELLANEOUS IMPROVEMENTS RATE TABLES

Outldg Type	BASE PRICE	Outldg Type	BASE PRICE	Outldg Type	BASE PRICE
ADV-SIGN-SITE-1-C	5000.00	CANOPY-3-C	20.00	ENCLOSURE-2-C	23.50
ADV-SIGN-SITE-2-C	10000.00	CANOPY-4-C	27.00	ENCLOSURE-3-C	33.00
ADV-SIGN-SITE-3-C	15000.00	CANOPY-5-C	35.00	ENCLOSURE-4-C	40.00
ADV-SIGN-SITE-4-C	20000.00	CANOPY-6-C	45.00	ENCLOSURE-5-C	48.00
ADV-SIGN-SITE-5-C	30000.00	CANOPY-7-C	55.00	ENCLOSURE-6-C	65.00
ADV-SIGN-SITE-6-C	50000.00	CANOPY-8-C	65.00	EXTENSION-C	92.00
APRON-CONCRETE-1-C	2.40	CARPOT-4-C	32.00	FENCE/BD-6/BOARD-C	18.50
APRON-CONCRETE-2-C	2.80	CARPOT-5-C	40.00	FENCE/BD-8/BSKTWVE-C	25.50
APRON-CONCRETE-3-C	3.20	CARPOT-6-C	48.00	FENCE/WD-10/BOARD-C	25.00
APRON-CONCRETE-4-C	3.50	CARPOT-7-C	55.00	FENCE/WD-12/BOARD-C	28.00
APRON-CONCRETE-5-C	4.00	CARPOT-AVE-C	24.00	FENCE/WD-4/BOARD-C	15.00
APRON-CONCRETE-6-C	4.75	CARPOT-C	4.50	FENCE/WD-4/BSKTWVE-C	18.50
APRON-CONCRETE-7-C	5.50	CARPOT-ROOF-C	4.50	FENCE/WD-5/BOARD-C	17.00
APRON-CONCRETE-8-C	6.50	CARWASH-DRIVE-THRU-C	0.00	FENCE/WD-5/BSKTWVE-C	21.00
ATM-STRUCTUR/LOBBY1-C	40000.00	CARWASH-SELF-SERV-C	0.00	FENCE/WD-6/BSKTWVE-C	22.50
ATM-STRUCTUR/LOBBY2-C	55000.00	CELL-TOWER-SITE-1-C	75000.00	FENCE/WD-8/BOARD-C	23.00
ATM-WLKUP/DRV-UP1-C	30000.00	CELL-TOWER-SITE-2-C	100000.00	FENCE-10/BARB-WIRE-C	23.00
ATM-WLKUP/DRV-UP2-C	40000.00	CELL-TOWER-SITE-3-C	150000.00	FENCE-10/TOP-RAIL-C	24.00
BARBECUE-1-C	500.00	CELL-TOWER-SITE-4-C	200000.00	FENCE-10-C	21.00
BARBECUE-2-C	1000.00	CMMN-AREA-IMPRVMTS-C	0.00	FENCE-12/BARB-WIRE-C	27.00
BARBECUE-3-C	1700.00	CPT-COVER-&-FLR-C	8.00	FENCE-12/TOP-RAIL-C	28.00
BARBECUE-OVEN-C	3500.00	CPT-D-LC-C	14.00	FENCE-12-C	25.00
BARN-1-C	8.00	CRWSH-SELF-AUTO-2-C	0.00	FENCE-18/BARB-WIRE-C	35.00
BARN-2-C	14.00	CRWSH-SELF-AUTO-3-C	0.00	FENCE-18/TOP-RAIL-C	36.00
BARN-3-C	21.00	CRWSH-SELF-AUTO-4-C	0.00	FENCE-18-C	33.00
BARN-4-C	30.00	CRYPT-SITE-1-C	1500.00	FENCE-3/TOP-RAIL-C	9.00
BARN-5-C	40.00	CRYPT-SITE-2-C	2000.00	FENCE-3-C	7.00
BATHOUSE-1-C	25.00	CRYPT-SITE-3-C	2400.00	FENCE-4/TPRL/BWIRE-C	13.00
BATHOUSE-2-C	40.00	CRYPT-SITE-4-C	3500.00	FENCE-4-C	9.00
BATHOUSE-3-C	50.00	DAMAGED-SV-RATE-C	1.00	FENCE-5/TOP-RAIL-C	13.00
BATHOUSE-4-C	65.00	DECK-ON-GROUND-C	8.00	FENCE-5/TPRL/BWIRE-C	15.50
BATHROOM-SV-RATE-C	1.00	DEN-C	18.00	FENCE-5-C	11.00
BEDROOM-C	17.00	DIRT-FLOOR-SV-RATE-C	1.00	FENCE-6/BARB-WIRE-C	15.00
CANOPY-1-C	6.50	ENCLOSURE-(SWIM)-C	12.50	FENCE-6/TOP-RAIL-C	15.50
CANOPY-2-C	13.00	ENCLOSURE-1-C	16.50	FENCE-6/TPRL/BWIRE-C	20.00

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL MISCELLANEOUS IMPROVEMENTS RATE TABLES

MI Type	BASE PRICE	MI Type	BASE PRICE	MI Type	BASE PRICE
FENCE-6-C	13.00	FOUNTAIN-3-C	27000.00	LT-GRND-MT-MERC-VP-C	1150.00
FENCE-7/BARB-WIRE-C	17.00	FOUNTAIN-4-C	62000.00	LT-GRND-MT-SODIUM-C	1350.00
FENCE-7/TOP-RAIL-C	17.50	GARAGE-MLTI-NO-FLR-C	11.50	LT-POLE-10/FLUOR-C	1700.00
FENCE-7/TPRL/BWIRE-C	18.50	GARDEN-TUB-SV-RATE-C	1.00	LT-POLE-10/INCNDNT-C	1300.00
FENCE-7-C	15.00	GOLF-COURSE-1-C	70000.00	LT-POLE-10/MERC-VP-C	1850.00
FENCE-8/BARB-WIRE-C	19.00	GOLF-COURSE-2-C	98000.00	LT-POLE-10-C	750.00
FENCE-8/TOP-RAIL-C	20.00	GOLF-COURSE-3-C	140000.00	LT-POLE-12/FLUOR-C	1750.00
FENCE-8/TPRL/BWIRE-C	22.00	GOLF-COURSE-4-C	205000.00	LT-POLE-12/INCNDNT-C	1350.00
FENCE-8-C	17.00	GOLF-COURSE-5-C	270000.00	LT-POLE-12/MERC-VP-C	1950.00
FENCE-9/BARB-WIRE-C	21.00	GREENHOUSE-1-C	5.50	LT-POLE-12-C	850.00
FENCE-9/TOP-RAIL-C	22.00	GREENHOUSE-2-C	13.00	LT-POLE-14/FLUOR-C	1950.00
FENCE-9/TPRL/BWIRE-C	24.00	GREENHOUSE-3-C	20.00	LT-POLE-14/INCNDNT-C	1500.00
FENCE-9-C	19.00	GREENHOUSE-4-C	29.00	LT-POLE-14/MERC-VP-C	2100.00
FENCE-IRON-1-C	13.00	GREENHOUSE-5-C	40.00	LT-POLE-14-C	1050.00
FENCE-IRON-2-C	20.00	GREENHOUSE-6-C	50.00	LT-POLE-16/FLUOR-C	2100.00
FENCE-IRON-C	7.50	GUARD-HSE-120-C	110.00	LT-POLE-16/INCNDNT-C	1650.00
FENCE-RAIL-C	12.00	GUARD-HSE-20-C	210.00	LT-POLE-16/MERC-VP-C	2300.00
FENCE-VINYL-3-C	10.00	GUARD-HSE-40-C	180.00	LT-POLE-16-C	1150.00
FENCE-VINYL-4-C	12.00	GUARD-HSE-60-C	150.00	LT-POLE-18/FLUOR-C	2250.00
FENCE-VINYL-5-C	13.00	GUARD-HSE-90-C	130.00	LT-POLE-18/INCNDNT-C	1900.00
FENCE-WIRE-C	5.00	INTENSIVE-ARBOR-C	7.00	LT-POLE-18/MERC-VP-C	2400.00
FENCT-4/TOP-RAIL-C	11.00	KENNEL-C-N-R1-C	9.50	LT-POLE-18-C	1350.00
FNC/WD-10/BSKTWVE-C	28.50	KENNEL-C-N-R2-C	16.50	LT-POLE-20/FLUOR-C	2400.00
FNC/WD-10/STOCKAD-C	19.50	LAUNDRY-C	13.50	LT-POLE-20/INCNDNT-C	2000.00
FNC/WD-12/BSKTWVE-C	31.00	LGHT-FX-INCNDSCNT-C	500.00	LT-POLE-20/MERC-VP-C	2600.00
FNC/WD-12/STOCKAD-C	22.50	LIGHT-FIX-SODIUM-C	1350.00	LT-POLE-20/SODIUM-C	2850.00
FNC/WD-4/STOCKADE-C	11.00	LIGHT-FIXTURE-C	250.00	LT-POLE-20-C	1550.00
FNC/WD-5/STOCKADE-C	12.50	LIGHT-FX-FLOURSCNT-C	900.00	LT-POLE-22-C	1650.00
FNC/WD-6/STOCKADE-C	14.00	LIGHT-FX-MERC-VPR-C	1100.00	LT-POLE-24/FLUOR-C	2650.00
FNC/WD-8/STOCKADE-C	16.50	LIGHT-WALL-MOUNT-C	250.00	LT-POLE-24/INCNDNT-C	2250.00
FNC-10/TPRL/BWIRE-C	26.00	LOADING-DOCK-1-C	12.00	LT-POLE-24/MERC-VP-C	2900.00
FNC-12/TPRL/BWIRE-C	30.00	LOADING-DOCK-2-C	16.00	LT-POLE-24/SODIUM-C	3150.00
FNC-18/TPRL/BWIRE-C	38.00	LOADING-DOCK-3-C	25.00	LT-POLE-24-C	1750.00
FOUNTAIN-1-C	5000.00	LT-GRND-MT-FLUORS-C	950.00	LT-POLE-30/FLUOR-C	3050.00
FOUNTAIN-2-C	13000.00	LT-GRND-MT-INCND-C	500.00	LT-POLE-30/INCNDNT-C	2700.00

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL MISCELLANEOUS IMPROVEMENTS RATE TABLES

MI Type	BASE PRICE	MI Type	BASE PRICE	MI Type	BASE PRICE
LT-POLE-30/MERC-VP-C	3300.00	OPEN-FRAME-PORCH-8-C	95.00	PVNG-CONC-N-BASE-2-C	4.00
LT-POLE-30/SODIUM-C	3500.00	OPEN-FRAME-PORCH-9-C	111.00	PVNG-CONC-N-BASE-3-C	5.00
LT-POLE-30-C	2150.00	PADDLE-CT-30X60-1-C	24.50	PVNG-CONC-N-BASE-4-C	6.00
LT-POLE-35/FLUOR-C	3400.00	PADDLE-CT-30X60-2-C	29.00	PVNG-CONC-N-BASE-5-C	7.50
LT-POLE-35/INCNDNT-C	3000.00	PADDLE-CT-30X60-3-C	34.00	PVNG-CONC-N-BASE-6-C	9.00
LT-POLE-35/MERC-VP-C	3600.00	PATIO-BK-OR-PVRS-3-C	8.00	PVNG-CONC-N-BASE-7-C	11.00
LT-POLE-35/SODIUM-C	3900.00	PATIO-BK-OR-PVRS-4-C	11.00	PVNG-CONC-N-BASE-8-C	13.00
LT-POLE-35-C	2500.00	PATIO-BK-OR-PVRS-5-C	15.00	PVNG-STONE-N-BASE-C	15.00
LT-POLE-4-C	500.00	PATIO-BRK/PAVERS-1-C	5.00	RAILROAD-SPUR-C	94.00
LT-POLE-6/FLUORESC-C	1500.00	PATIO-BRK/PAVERS-2-C	6.50	RAMP-1-C	6.20
LT-POLE-6/INCANDES-C	1000.00	PAVILION-1-C	12.50	RAMP-2-C	11.50
LT-POLE-6/MERC-VP-C	1650.00	PAVILION-2-C	20.00	RAMP-3-C	18.00
LT-POLE-6-C	550.00	PAVILION-3-C	30.00	RAMP-4-C	25.00
LT-POLE-8/FLUORESC-C	1600.00	PAVILION-4-C	38.00	RAMP-5-C	34.00
LT-POLE-8/INCANDES-C	1100.00	PAVINS-ASP-N-BASE-C	6.00	REFUSE-AREA-1-C	11.25
LT-POLE-8/MERC-VP-C	1750.00	POOL-1-C	37.00	REFUSE-AREA-2-C	19.00
LT-POLE-8-C	650.00	POOL-2-C	43.00	REFUSE-AREA-3-C	30.00
LT-WALL-MNT/SODIUM-C	1350.00	POOL-3-C	48.00	REFUSE-AREA-4-C	41.00
LT-WALL-MT/FLUORES-C	900.00	POOL-4-C	55.00	REFUSE-AREA-5-C	57.00
LT-WALL-MT/INCNDNT-C	500.00	POOL-5-C	62.00	REFUSE-AREA-6-C	79.00
LT-WALL-MT/MERC-VP-C	1100.00	POOL-6-C	69.00	REFUSE-AREA-7-C	110.00
MOBILE-HOME-PARK-1-C	2400.00	POOL-7-C	75.00	REMODEL-C	1.00
MOBILE-HOME-PARK-2-C	4000.00	POOL-HEATER-1-C	1000.00	RESTROOM-BLDG-1-C	47.00
MOBILE-HOME-PARK-3-C	6000.00	POOL-HEATER-2-C	1600.00	RESTROOM-BLDG-2-C	64.00
MOBILE-HOME-PARK-4-C	10000.00	POOL-HEATER-3-C	3200.00	RESTROOM-BLDG-3-C	87.00
MOBILE-HOME-PARK-5-C	15000.00	POOL-HEATER-4-C	4500.00	SHED-5-C	37.00
MOBILE-HOME-PARK-6-C	30000.00	POOL-WADE-1-C	23.50	SHED-6-C	47.50
MOBILE-HOME-PARK-7-C	50000.00	POOL-WADE-2-C	39.50	SHED-LG-C	17.50
OPEN-FRAME-PORCH-1-C	19.25	POOL-WADE-3-C	55.00	SHED-LT-METAL-C	8.00
OPEN-FRAME-PORCH-2-C	26.50	PVG-RNFORCD-CONC-C	10.00	SHED-MEDIUM-C	22.00
OPEN-FRAME-PORCH-3-C	35.00	PVNG-ASP-N-BASE-1-C	3.00	SHED-SMALL-C	28.50
OPEN-FRAME-PORCH-4-C	43.00	PVNG-ASP-N-BASE-2-C	4.00	SHELTER-1-C	5.50
OPEN-FRAME-PORCH-5-C	50.00	PVNG-ASP-N-BASE-3-C	5.00	SHELTER-2-C	9.50
OPEN-FRAME-PORCH-6-C	64.00	PVNG-ASP-N-BASE-5-C	7.25	SHELTER-3-C	13.00
OPEN-FRAME-PORCH-7-C	79.00	PVNG-CONC-N-BASE-1-C	3.20	SHELTER-4-C	17.50

Forsyth County 2021 Uniform Schedule of Values, Standards, and Rules

COMMERCIAL MISCELLANEOUS IMPROVEMENTS RATE TABLES

MI Type	BASE PRICE	MI Type	BASE PRICE	MI Type	BASE PRICE
SHELTER-5-C	22.00	WHIRLPOOL-SPA-1-C	8000.00		
SHOP-(MACHINE)-C	16.00	WHIRLPOOL-SPA-2-C	12500.00		
SIDING-C	1.00	WHIRLPOOL-SPA-3-C	18000.00		
STADIUM-1-C	1100.00	LIGHT-FX-LED-1-C	600.00		
STADIUM-2-C	2700.00	LIGHT-FX-LED-2-C	800.00		
STADIUM-3-C	5400.00	LT-GRND-MT-LED-C	700.00		
STADIUM-4-C	8000.00	LT-WALL-MNT/LED-C	600.00		
STADIUM-5-C	11000.00	LT-POLE-8/LED-C	3000.00		
STEPS-C	1.00	LT-POLE-10/LED-C	3150.00		
SUNROOM-C	20.00	LT-POLE-12/LED-C	3300.00		
TENNIS-COURT-CLAY-C	29000.00	LT-POLE-14/LED-C	3500.00		
TENNIS-CRT-ASPHALT-C	32000.00	LT-POLE-16/LED-C	3800.00		
TENNIS-CRT-CONCRET-C	36000.00	LT-POLE-18/LED-C	4000.00		
UPGRADE-C	1.00	LT-POLE-20/LED-C	4500.00		
UTILITY-1-C	16.00	LT-POLE-25/LED-C	5000.00		
UTILITY-2-C	23.50	LT-POLE-30/LED-C	5500.00		
UTILITY-3-C	32.00	LT-POLE-35/LED-C	6000.00		
UTILITY-4-C	39.50				
UTILITY-5-C	48.00				
UTILITY-6-C	55.00				
UTILITY-7-C	64.00				
UTILITY-8-C	80.00				
WALL-10-C	175.00				
WALL-11-C	200.00				
WALL-12-C	230.00				
WALL-1-C	8.00				
WALL-2-C	16.00				
WALL-3-C	32.00				
WALL-4-C	48.00				
WALL-5-C	64.00				
WALL-6-C	80.00				
WALL-7-C	96.00				
WALL-8-C	112.00				
WALL-9-C	142.00				
WALL-C	54.00				

