

+OWNERSHIP 1004490 2024 1/04/2024
 CHARLES C MITCHELL INVESTMENTS
 LLC
 11530 OLD US 70
 COVE CITY NC 28523
 DEED: 1821 417

PROPERTY DESCRIPTION
 3230 GRAINGER STATION RD
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TAX SUBDIVISIONS
 CONTENTNEA NECK
 COUNTY/SAND HILL FIRE

MAP NUMBER CARD NO
 454700555377 1
 RECORD NUMBER: 1037
 ROUTE 71000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.720 ACRES		NBHD
						0992
NOTES:01 36/100AC FR 1038 C/W 01 THIS PARCEL FOR 2010						
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
1	13CBS-PAVED	.72AC	10000	1.29 1.00 1.00	12900	9288
LAND VALUE:						9288
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU

RES - IMP D AYB 1970 EYB 1982
 DIMENSIONS: A-DU25DR41DD25DL41 B-MR41MU17DR12DU8DL12DD8 C-MU17MR41MD17DU17DR12DD17DL12 D-MR41ML17DD4DR15DU4DL

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1025	1.00	79.84	.8774		70.051	1025	1.00	71802				
	0110 HEATPUMP			2.00			2.000	1025		2050				
	0103 BRICK			3.00			3.000	1025		3075				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	78 UTILITYB	96	1.00	28.50	1.0000		28.500	96	1.00	2736				
C	01 SINGLE F	204	1.00	79.84	.8774		70.051	204	1.00	14290				
	0110 HEATPUMP			2.00			2.000	204		408				
	0103 BRICK			3.00			3.000	204		612				
D	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551				
			HSF:	1229.00			%COMP: 100			99524	.86	85590	-.35-	= 55634
STRUCTURE VALUE:									69.64	OGRCN/HSF	45.26	FMV/HSF	55634	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9288	9288	100%	WD		64922
OTHERFEAT				01312018		
STRUCTURE	55634	55634	100%	1821-417		
TOTAL	64922	64922	100%	15000	0432%	
APPRaised-VALUE:						64922