OWNERSHIP 500138 2024 5/20/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
NC PACE RE LLC	HOWELLS TR 1, 2 & MH	MOSELEY HALL	355700149774	1
C/O FORMATION CAPITAL			RECORD NUMBER: 16001	
17 CHRUCH ST	REMOVE EXEMPTION 2016	COUNTY/MOSELEY HALL FIRE	ROUTE 56000	
ASHEVILLE NC 28801			LISTER: LNLHOLLO 5152024	
DEED: 1760 231	HOWELLS DAYCARE RD		REVIEW:	

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                         8         8
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                         +---10----+
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TOPO	STREET	UTILITY	ZONING	47.010 ACRES	NBHD
					0063

NOTES:01RN27104 RN15995 C/W
01RN27104&RN15995 C/W

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	9H LAND	16.26AC	7500	1.00	1.00	1.00	7500	121950
2	26CWOODLAND-AVER	30.75AC	700	1.15	1.00	1.00	805	24753

LAND VALUE: 146703

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
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		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - MOBILE HOME
CONC-BLK	WOOD	FWA/CAC	COMPSHNG	1.00STHT	
PIERS	FRAME	FWA/CAC		7'WALL	
				BDRM	

COMM - IMP C AYB 1901 EYB 2000

DIMENSIONS: A-DU24DR48DD24DL48 B-MR28DD8DR10DU8DL10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1152	1.00	43.51	.8977	1.00	39.058	1152	1.00	44994				
	0812 FWA/CAC			2.00			2.000	1152		2304				
	0801 WOOD							1152						
	152.00 CPT/VINL													
	152.00 ELECTRIC													
	152.00 DBLPITCH													
	152.00 DRY WALL													
B	09 MOBILE H	80	1.00	35.00	1.0000		35.000	80	1.00	2800				
	0912 FWA/CAC			2.00			2.000	80		160				
	0901 FRAME							80						

HSF: 1232.00 %COMP: 100 RPCN: 50258 1.00 50258 - .43- = 25783

MKT 90.00 STRUCTURE VALUE: 40.79 QGRCN/HSF 20.92 FMV/HSF 25783

OWNERSHIP 500138 2024 5/20/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
NC PACE RE LLC	HOWELLS TR 1, 2 & MH	MOSELEY HALL	355700149774	2
C/O FORMATION CAPITAL			RECORD NUMBER: 16001	
17 CHRUCH ST	REMOVE EXEMPTION 2016	COUNTY/MOSELEY HALL FIRE	ROUTE 56000	
ASHEVILLE NC 28801			LISTER: LNLHOLLO 5152024	
DEED: 1760 231	HOWELLS DAYCARE RD		REVIEW:	

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TOPO	STREET	UTILITY	ZONING	47.010 ACRES	NBHD
					0063

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 146703

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - MOBILE HOME
BRICK	VINYL	FWA/CAC	METAL	1.00STHT	
CONIWALL				7'WALL	
				BDRM	

COMM - IMP D AYB 1901 EYB 2000

DIMENSIONS: A-DU27DR60DD27DL60

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1620	1.00	43.51	.7746	1.00	33.702	1620	1.00	54597				
	0812 FWA/CAC			2.00			2.000	1620		3240				
	0802 VINYL							1620						
	620.00 LINOLEUM													
	620.00 ELECTRIC													
	620.00 DBLPITCH													
	620.00 PANEL													
			HSF:	1620.00		%COMP: 100			RPCN:	57837	.86	49739	- .43- =	25516
			MKT	90.00	STRUCTURE VALUE:				30.70	QGRCN/HSF		15.75	FMV/HSF	25516

+OWNERSHIP 500138 2024 5/20/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER CARD NO
NC PACE RE LLC	HOWELLS TR 1, 2 & MH	MOSELEY HALL	355700149774 4
C/O FORMATION CAPITAL			RECORD NUMBER: 16001
17 CHRUCH ST	REMOVE EXEMPTION 2016	COUNTY/MOSELEY HALL FIRE	ROUTE 56000
ASHEVILLE NC 28801			LISTER: LNLHOLLO 5152024
DEED: 1760 231	HOWELLS DAYCARE RD		REVIEW:

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+---B--74+----+           +---C--74+----+
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5                                       5D25-+
0                                       0    3
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A            +-----65-----6             :    :
+------74-----6           +------74-----+-25-+
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TOPO	STREET	UTILITY	ZONING	47.010 ACRES	NBHD
					0063

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 146703

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
	BRICK	FWA/CAC	METAL	1.00STHT 'WALL BDRM	

COMM - IMP C AYB EYB 2000

DIMENSIONS: A-DU50DR74DD12DR65DU12DR74DD50DL74DU6DL65DD6DL74 B-MU50MR25DU6DR26DD6DL26 C-MU50MR162DU6DR26DD6D
L26 D-MU32MR213DR25DD32DL25DU32

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG	RCN	-DEPR%-	CND%=	FMV
A	62 CONVALES	9480	1.00	108.04	.9006		97.300	9480		922404						
	6212 FWA/CAC			9.95			9.950	9480		94326						
	6203 BRICK							9480								
	480.00 DBLPITCH															
B	81 PORCH	156		31.91	.6921		22.084	156		3445						
C	81 PORCH	156		31.91	.6921		22.084	156		3445						
D	80 CANOPY	800		10.00	1.0000		10.000	800		8000						

HSF: 9480.00 %COMP: 100 RPCN: 1031620 1.00 1031620 - .23- = 714913
MKT 90.00 STRUCTURE VALUE: 108.82 QGRCN/HSF 75.41 FMV/HSF 714913

+OWNERSHIP 500138 2024 5/20/2024

NC PACE RE LLC
C/O FORMATION CAPITAL
17 CHRUCH ST
ASHEVILLE NC 28801
DEED: 1760 231

PROPERTY DESCRIPTION
HOWELLS TR 1, 2 & MH

REMOVE EXEMPTION 2016

HOWELLS DAYCARE RD

TAX SUBDIVISIONS
MOSELEY HALL

COUNTY/MOSELEY HALL FIRE

MAP NUMBER CARD NO
355700149774 5
RECORD NUMBER: 16001
ROUTE 56000
LISTER: LNLHOLLO 5152024
REVIEW:

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TOPO	STREET	UTILITY	ZONING	47.010 ACRES	NBHD
					0063

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE

LAND VALUE: 146703

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
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		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
	VINYL	HEATPUMP		1.00STHT	
				'WALL	
				2 BDRM	

COMM - IMP D AYB EYB 1979

DIMENSIONS: A-DU30DR16DD8DR20DD14DL20DD8DL16 B-MR16MU2DU6DR14DD6DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	760	1.00	79.84	.9495		75.808	760		57614				
	0110 HEATPUMP			2.00			2.000	760		1520				
	0102 VINYL							760						
B	81 PORCH	84		31.91	.7271		23.201	84		1948				

HSF: 760.00 %COMP: 100 RPCN: 61082 .86 52530 - .38- = 29312

MKT 90.00 STRUCTURE VALUE: 69.11 QGRCN/HSF 38.56 FMV/HSF 29312

+OWNERSHIP 500138 2024 5/20/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER CARD NO
NC PACE RE LLC	HOWELLS TR 1, 2 & MH	MOSELEY HALL	355700149774 6
C/O FORMATION CAPITAL			RECORD NUMBER: 16001
17 CHRUCH ST	REMOVE EXEMPTION 2016	COUNTY/MOSELEY HALL FIRE	ROUTE 56000
ASHEVILLE NC 28801			LISTER: LNLHOLLO 5152024
DEED: 1760 231	HOWELLS DAYCARE RD		REVIEW:

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TOPO	STREET	UTILITY	ZONING	47.010 ACRES	NBHD
					0063

NOTES:

#	LAND CLASS	SIZE *	RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE

LAND VALUE: 146703

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%-	COND%=	OFB-VALU
		*							
		*							
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		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - MOBILE HOME
	VINYL	FWA/CAC		1.00STHT	
				'WALL	
				BDRM	

COMM - IMP D AYB EYB 2000

DIMENSIONS: A-DU26DR36DD26DL36

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-	CND%=	FMV
A	08 MOBILE H	936	1.00	43.51	.9281		40.381	936		37796					
	0812 FWA/CAC			2.00			2.000	936		1872					
	0102 VINYL							936							

HSF: 936.00 %COMP: 100 RPCN: 39668 .86 34114 - .43- = 17500

MKT 90.00 STRUCTURE VALUE: 36.44 QGRCN/HSF 18.69 FMV/HSF 17500

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 959727
LAND			146703	133939	109%	UNK		3120LV/AC	
OTHERFEAT					%	12311972			
STRUCTURE			813024	813024	100%	0698 -0567		TV/HSF	
TOTAL			959727	946963	101%		0000%	SP/HSF	

APPRAISED-VALUE: 959727