

+OWNERSHIP 1011249 2024 1/04/2024
 FANTINI PETER VICTOR
 FANTINI KRISTIN BREWER
 406 N CENTRAL AVE
 PINK HILL NC 28572
 DEED: 1881 362

PROPERTY DESCRIPTION
 406 N CENTRAL AV
 406 N CENTRAL AV
 406 N CENTRAL AV

TAX SUBDIVISIONS
 PINK HILL
 COUNTY/TOWN OF PINK HILL

MAP NUMBER 347707593371
 RECORD NUMBER: 19959
 ROUTE 7079000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+-----+76-----+
2 :
D :
++4+ 2
: 2 5
1 4
6 :
: :
++C5 +-----56-----+
: 1 1
: 2 2
: :
3 +---12---8E+
3 :
: 2 2
: 0 0
: :
A B
+---13+----20----+
  
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TOPO STREET UTILITY ZONING .630 ACRES NBHD 0999

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13GBS-PAVED	.63AC	14000	1.41	1.00	1.00	12436

LAND VALUE: 12436

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	OFB-VALU
60	17CFRM-BLDG	1* 2	15.00			2	1.00	.01	2000
61	30CBARN	40* 60	10.00			2400	1.00		23998

OTHER VALUE: 25998

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
				5 BDRM	

RES - IMP C AYB 1958 EYB 1982
 DIMENSIONS: A-DU33DR5DU24DR76DD25DL56DD12DL12DD20DL13 B-MR13DU20DR20DD20DL20 C-MR13ML13MU33DR5DU16DL7DD16DR2
 D-MU33MR1MU16DU12DR40DD4DL36DD8DL4 E-MU49MR1MR32MD29DL8DU12DR8DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	2465	1.00	79.84	.7735		61.756	2465	1.00	152228				
	0110 HEATPUMP			2.00			2.000	2465		4930				
	0102 VINYL							2465						
	4.00 FULL BTH			3000.00			3000.000			12000				
	2.00 FP			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	79 CARPORT-	400	1.00	17.50	1.0000		17.500	400	1.00	7000				
C	81 PORCH	112	1.00	31.91	.6921		22.084	112	1.00	2473				
D	84 WOOD DEC	192	1.00	23.27	.4957		11.534	192	1.00	2214				
E	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227				
F	06 BASEMENT	480	1.00	26.56	.6038		16.036	480	1.00	7697				
	0610 HEATPUMP			2.00			2.000	480		960				
	0602 VINYL							480						
HSF:				2945.00	%COMP: 100			RPCN:		199529 1.00	199529 - .35- .09=		118022	
STRUCTURE VALUE:				67.75			OGRCN/HSF		40.07		FMV/HSF		118022	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12436	12436	100%	UNK		156456
OTHERFEAT	25998	25998	100%	12311972		19739LV/AC
STRUCTURE	118022	118022	100%	0432 -0465		TV/HSF
TOTAL	156456	156456	100%		0000%	SP/HSF

APPRAISED-VALUE: 156456