

+OWNERSHIP 34130 2024 1/04/2024  
 SPRING BRANCH FARM INC  
 5999 WATERING POND RD  
 PINK HILL NC 28572  
 DEED: 1630 528

PROPERTY DESCRIPTION  
 SR 1118  
 5999 WATERING POND RD  
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TAX SUBDIVISIONS  
 PINK HILL  
 COUNTY/CHERRY TREE FIRE

MAP NUMBER 349700505029  
 RECORD NUMBER: 20093  
 ROUTE 47000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.600 ACRES		NBHD	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13GBS-PAVED	.60AC	14000	1.42	1.00	1.00	19880
LAND VALUE:							11928
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	24CSHELTER	1* 1	8.00			1	1.00 .01 2000
61	17CFRM-BLDG	1* 1	15.00			1	1.00 .01 2500
OTHER VALUE:							4500
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD		
BRICK	BRICK	HEATPUMP	COMP SHNG	1.00STHT			
CONIWALL				'WALL			
				3 BDRM	1.00LFUF		

RES - IMP D AYB 1968 EYB 1982  
 DIMENSIONS: A-DU28DR42DD28DL42 B-MR32DD4DR10DU4DL10 C-MR32MR10MU28ML42MD2DL12DD16DR12DU16 D-MU26MD16DL12DD8DR12DU8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1176	1.00	79.84	.8834		70.530	1176	1.00	82943				
	0110 HEATPUMP			2.00			2.000	1176		2352				
	0103 BRICK			3.00			3.000	1176		3528				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	83 STOOP	40	1.00	14.32	.7695		11.019	40	1.00	440				
C	76 GAR FINB	192	1.00	33.17	.9327		30.937	192	1.00	5939				
D	82 PORCH-EN	96	1.00	66.03	.5837		38.541	96	1.00	3699				
	HSF:			1176.00			%COMP: 100			101901	.86	87634	-.35-	= 56963
	STRUCTURE VALUE:							74.51		OGRCN/HSF		48.43	FMV/HSF	56963

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	11928	11928	100%	UNK		19880LV/AC
OTHERFEAT	4500	4500	100%	05062011		
STRUCTURE	56963	56963	100%	1630 -0528		TV/HSF
TOTAL	73391	73391	100%	15000	0489%	SP/HSF

APPRAISED-VALUE: 73391