

+OWNERSHIP 1007330  
STEVENS JAY ROBERT

2024 1/04/2024

PROPERTY DESCRIPTION  
SR 1105  
2448 W PLEASANT HILL RD

TAX SUBDIVISIONS  
PINK HILL  
COUNTY/CHERRY TREE FIRE

MAP NUMBER  
348700444290  
RECORD NUMBER: 20196  
ROUTE 165000  
LISTER: LNLEGLISH 5012023  
CARD NO  
1

2448 PLEASANT HILL RD  
PINK HILL NC 28572  
DEED: 1841 189 00

2448 W PLEASANT HILL RD

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+-----41-----+
:
+---9---+5---+
6       6   :
D       :   2
+---9---+   5
:
:
:
2
0       A
:       C
:
:
+---B-----+41-----+
:
:
5
:
+---14---+-----17---+

```

TOPO STREET UTILITY ZONING 1.000 ACRES NBHD  
0001

NOTES:

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

LAND VALUE: 14000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	2500
61	41CMH-HK-UP	1* 1	2000.00			1	1.00		2000
62	14CMH-SW-PP	1* 1				1	1.00	.01	

OTHER VALUE: 4500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	METAL	1.00STHT	
CONIWALL				'WALL 3 BDRM	

RES - IMP D AYB 1966 EYB 1982  
DIMENSIONS: A-DU25DR41DD25DL41 B-DR17DD5DL17DU5 C-DU21DL5DD6DL9DD20DR14DU5 D-ML14MU15DU6DR9DD6DL9

#	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	.9052		72.271	1025	1.00	74077				
	0111 GAS-PACK			2.00			2.000	1025		2050				
	0103 BRICK			3.00			3.000	1025		3075				
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	85	1.00	31.91	.7271		23.201	85	1.00	1972				
C	79 CARPORT-	310	1.00	17.50	1.0000		17.500	310	1.00	5425				
D	78 UTILITYB	54	1.00	28.50	1.0000		28.500	54	1.00	1539				
			HSF:	1025.00		%COMP: 100			RPCN:	91138	.86	78378	-.35-	= 50946
							STRUCTURE VALUE:			76.46	OGRCN/HSF	49.70	FMV/HSF	50946

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14000	14000	100%	WD		14000LV/AC
OTHERFEAT	4500	4500	100%	10122018		
STRUCTURE	50946	50946	100%	1841-189 00		TV/HSF
TOTAL	69446	69446	100%	80000	0086%	SP/HSF

APPRAISED-VALUE: 69446