

+OWNERSHIP 1001871  
TYNDALL CAROL A.

2024 1/04/2024

PROPERTY DESCRIPTION  
MURPHY RD TR A  
L74,500/16

TAX SUBDIVISIONS  
PINK HILL  
COUNTY/CHERRY TREE FIRE

MAP NUMBER  
348600565588  
RECORD NUMBER: 20255  
ROUTE 13000  
LISTER: LNLGLISH 5012023  
REVIEW:

5899 MURPHY RD

5899 MURPHY ROAD  
PINK HILL NC 28572  
DEED: 1792 158

```

+-----22-----+
:
:
2         2
0         0
:
:
:         D
+-----22-----+
:
:
1         1
6         6
:
:
+E6+      +C6+
+-6:      +-64
1         1
4         4
A         :
+-----24-----+
B         6
6-----24-----+

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| TOPO | STREET | UTILITY | ZONING | 1.430 ACRES | NBHD |
|------|--------|---------|--------|-------------|------|
|      |        |         |        |             | 0001 |

NOTES:01 88/100AC FR20254 & 48/100  
01 TO 20253 FOR 2010

| # | LAND CLASS       | SIZE   | * RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------------|--------|--------|--------|-------|------|------------|
| 1 | 14GBS-DIRT       | 1.00AC | 11900  | 1.00   | 1.00  | 1.00 | 11900      |
| 2 | 40HRESIDUAL (CLE | .43AC  | 4000   | 1.00   | 1.00  | 1.00 | 1720       |

LAND VALUE: 13620

| #  | OTHER FEAT  | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%* | COND%* | OFB-VALU |
|----|-------------|------|-----------|-------|----------|-------|--------|--------|----------|
| 60 | 17CFRM-BLDG | 1* 1 | 15.00     |       |          | 1     | 1.00   | .01    | 2500     |
| 61 | 78CMETALCAR | 2* 1 | 5.00      |       |          | 2     | 1.00   | .01    | 500      |
|    |             | *    |           |       |          |       |        |        |          |
|    |             | *    |           |       |          |       |        |        |          |
|    |             | *    |           |       |          |       |        |        |          |
|    |             | *    |           |       |          |       |        |        |          |
|    |             | *    |           |       |          |       |        |        |          |

OTHER VALUE: 3000

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|----------|----------|-------------------------------|
| CONC-BLK | VINYL    | HEATPUMP | LAMSHNGL | 1.00STHT |                               |
| PIERS    | VINYL    | HEATPUMP |          | 'WALL    |                               |
|          |          |          |          | 3 BDRM   | 1.00LFUF                      |

RES - IMP D AYB 1901 EYB 1967  
DIMENSIONS: A-DU14DL6DU16DR36DD16DL6DD14DL24 B-DD6DR24DU6DL24 C-MR24MU14DR6DD4DL6DU4 D-MU14MR24MR6MU16ML7DU20DL  
22DD20DR22 E-MU30MR23ML29MD16DR6DD4DL6DU4

| # | STRUCTURE     | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE*   | AREA* | *STY% | COST                   | OG%       | OG RCN | -DEPR%* | -CND%* | FMV   |
|---|---------------|-----------|------|----------|--------|---------|------------|-------|-------|------------------------|-----------|--------|---------|--------|-------|
| A | 01 SINGLE F   | 912       | 1.00 | 79.84    | .8654  |         | 69.093     | 912   | 1.00  | 63012                  |           |        |         |        |       |
|   | 0110 HEATPUMP |           |      | 2.00     |        |         | 2.000      | 912   |       | 1824                   |           |        |         |        |       |
|   | 0102 VINYL    |           |      |          |        |         |            | 912   |       |                        |           |        |         |        |       |
|   | 1.00 FULL BTH |           |      | 3000.00  |        |         | 3000.000   |       |       | 3000                   |           |        |         |        |       |
|   | 1.00 HALF BTH |           |      | 1800.00  |        |         | 1800.000   |       |       | 1800                   |           |        |         |        |       |
| B | 81 PORCH      | 144       | 1.00 | 31.91    | .6921  |         | 22.084     | 144   | 1.00  | 3180                   |           |        |         |        |       |
| C | 81 PORCH      | 24        | 1.00 | 31.91    | .8101  |         | 25.850     | 24    | 1.00  | 620                    |           |        |         |        |       |
| D | 01 SINGLE F   | 440       | 1.00 | 79.84    | .8654  |         | 69.093     | 440   | 1.00  | 30400                  |           |        |         |        |       |
|   | 0110 HEATPUMP |           |      | 2.00     |        |         | 2.000      | 440   |       | 880                    |           |        |         |        |       |
|   | 0102 VINYL    |           |      |          |        |         |            | 440   |       |                        |           |        |         |        |       |
| E | 77 UTILITY    | 24        | 1.00 | 27.50    | 1.0000 |         | 27.500     | 24    | 1.00  | 660                    |           |        |         |        |       |
|   |               |           | HSF: | 1352.00  |        |         | %COMP: 100 |       |       | RPCN: 105376           | .86       | 90623  | -.50-   | =      | 45312 |
|   |               |           |      |          |        |         |            |       |       | STRUCTURE VALUE: 67.02 | OGRCN/HSF | 33.51  | FMV/HSF |        | 45312 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE     | S-N%  | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND      | 13620 | 13620     | 100% | WD       |       | 9524LV/AC   |
| OTHERFEAT | 3000  | 3000      | 100% | 01052017 |       |             |
| STRUCTURE | 45312 | 45312     | 100% | 1792-158 |       | TV/HSF      |
| TOTAL     | 61932 | 61932     | 100% | 62000    | 0099% | SP/HSF      |

APPRAISED-VALUE: 61932