

+OWNERSHIP 1012743
CW & TW RENTALS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
101 W LYNWOOD AV
101 W LYNWOOD AV

TAX SUBDIVISIONS
PINK HILL
COUNTY/TOWN OF PINK HILL

MAP NUMBER
347707584843
RECORD NUMBER: 20787
ROUTE 7097000
LISTER: LNLEGLISH 5012023
CARD NO
1
REVIEW:

313 N CENTRAL AVE
PINK HILL NC 28572
DEED: 1904 282

101 W LYNWOOD AV

+--15--+
1 1
5 5
+F-15--+
1 1
3 3
+E-15--+
C4-14--+1 1
+-12--+ 14 4
: 2D :
2 +-18--+
0 1
: 2
19-+ +-9-+
6 1
A 6
+-----+44-----+
B6-+

TOPO STREET UTILITY ZONING .230 ACRES NBHD
0999

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|-------------|-------|-------|-------|-------|-------|------------|
| 1 | 13GBS-PAVED | .23AC | 14000 | 2.08 | 1.00 | 1.00 | 29117 6697 |

LAND VALUE: 6697

| # | OTHER FEAT | SIZE | BASERATE | *SIZ% | ADJRATE* | UNITS | *OGR% | -COND% | =OFB-VALU |
|----|-------------|------|----------|-------|----------|-------|-------|--------|-----------|
| 60 | 50CCL-FENCE | 1* | 10.12 | | | 1 | 1.00 | .01 | 1000 |

| # | OTHER FEAT | SIZE | BASERATE | *SIZ% | ADJRATE* | UNITS | *OGR% | -COND% | =OFB-VALU |
|----|-------------|------|----------|-------|----------|-------|-------|--------|-----------|
| 60 | 50CCL-FENCE | 1* | 10.12 | | | 1 | 1.00 | .01 | 1000 |
| | | * | | | | | | | |
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OTHER VALUE: 1000

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR | - RESIDENTIAL | - STD |
|----------|----------|----------|----------|----------|-----------|---------------|-------|
| CONC-BLK | VINYL | FWA/CAC | COMPSHNG | 1.00STHT | | | |
| CONIWALL | | | | 'WALL | | | |
| | | | | 3 BDRM | | | |

RES - IMP D AYB 1948 EYB 1957
DIMENSIONS: A-DU16DR9DU20DR12DU4DR14DD12DR18DD12DL9DD16DL44 B-MR21DD4DR6DU4DL6 C-MR21ML21MU16MR9MU20MR8DU4D
R4DD4DL4 D-MU36MR17MR4MU4MR14MD12MR3DU14DR15DD14DL15 E-MU28MR38MU14DR15DU13DL15DD13 F-MU42MR38MU13DR
15DU15DL15DD15

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT% | ADJRATE* | AREA* | %STY= | COST | OG% | OG RCN | -DEPR% | -CND%=- | FMV |
|---|---------------|-----------|------|----------|--------|--------|------------------|-------|-------|--------|-----------|--------|---------|---------|-------|
| A | 01 SINGLE F | 1496 | 1.00 | 79.84 | .8494 | | 67.816 | 1496 | 1.00 | 101452 | | | | | |
| | 0112 FWA/CAC | | | 2.00 | | | 2.000 | 1496 | | 2992 | | | | | |
| | 0102 VINYL | | | | | | | 1496 | | | | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | | |
| | 1.00 HALF BTH | | | 1800.00 | | | 1800.000 | | | 1800 | | | | | |
| B | 81 PORCH | 24 | 1.00 | 31.91 | .8101 | | 25.850 | 24 | 1.00 | 620 | | | | | |
| C | 81 PORCH | 16 | 1.00 | 31.91 | .8101 | | 25.850 | 16 | 1.00 | 413 | | | | | |
| D | 86 SHELTER- | 210 | 1.00 | 7.50 | 1.0000 | | 7.500 | 210 | 1.00 | 1575 | | | | | |
| E | 86 SHELTER- | 195 | 1.00 | 7.50 | 1.0000 | | 7.500 | 195 | 1.00 | 1462 | | | | | |
| F | 77 UTILITY | 225 | 1.00 | 27.50 | 1.0000 | | 27.500 | 225 | 1.00 | 6187 | | | | | |
| | | | HSF: | 1496.00 | | | %COMP: 100 | | | 119501 | .86 | 102770 | -.60- | = | 41108 |
| | | | | | | | RPCN: | | | 68.69 | OGRCN/HSF | 27.47 | FMV/HSF | | 41108 |
| | | | | | | | STRUCTURE VALUE: | | | | | | | | |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE | 48805 |
|-----------|-------|-----------|------|----------|-------|------------------|-------|
| LAND | 6697 | 6697 | 100% | WD | | 29117LV/AC | |
| OTHERFEAT | 1000 | 1000 | 100% | 01072021 | | | |
| STRUCTURE | 41108 | 41108 | 100% | 1904-282 | | TV/HSF | |
| TOTAL | 48805 | 48805 | 100% | 1500 | 3253% | SP/HSF | |
| | | | | | | APPRAISED-VALUE: | 48805 |