

+OWNERSHIP 1012145
 BURNCOAT FARMS LLC

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1116
 HOUSE NOT HABITABLE 01/20
 HOG HOUSES ON LH29961

TAX SUBDIVISIONS
 PINK HILL
 COUNTY ONLY

MAP NUMBER CARD NO
 440800056656 1
 RECORD NUMBER: 21186
 ROUTE 120000
 LISTER: LNLEGLISH 5012023
 REVIEW:

239 JONESTOWN RD
 PINK HILL NC 28572
 DEED: 1894 393

JONESTOWN RD

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	17GCLEAR-AP	4.00AC	3000	1.00	1.00	1.00		3000	4.00				12000
2	17GCLEAR-AP	43.00AC	3000	1.00	1.00	1.00		3000	43.00	C CLEAR	43.00	750.00	32250
3	26CWOODLAND-AVER	33.92AC	700	1.00	1.00	1.00		700	33.92	W WOODED	33.92	200.00	6784
4	34BWASTELAND	6.00AC	500	1.00	1.00	.75		375	6.00	8 WASTE	6.00	50.00	300
TOTALS									166994				51334

LAND VALUE: 166994
 LAND USE VALUE: 51334

DEFERRED VALUE: 115660

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PINK HILL
COUNTY ONLY

MAP NUMBER
44080056656
RECORD NUMBER: 21186
ROUTE 120000
LISTER: LNLEGLISH 5012023
REVIEW:

239 JONESTOWN RD
PINK HILL NC 28572
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JONESTOWN RD

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+-6+---14---+
:   :   :
1   :   :
8   :   :
:   2   2
:   4   4
+---14---+
6   :   :
:   D   :
+C-----3-----14-----+
:   :   :
1   :   1
6   :   6
:   :   :
A   :   :
+-----36-----+
B   :   :
8   :   8
+-----28-----+

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TOPO STREET UTILITY ZONING 86.920 ACRES NBHD
SDIM 0001

NOTES:01 LH29961 C/W PARCEL FOR/19

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	17GCLEAR-AP	4.00AC	3000	1.00	1.00	1.00	3000 12000
2	17GCLEAR-AP	43.00AC	3000	1.00	1.00	1.00	3000 129000
3	26CWOODLAND-AVER	33.92AC	700	1.00	1.00	1.00	700 23744
4	34BWASTELAND	6.00AC	500	1.00	1.00	.75	375 2250

LAND VALUE: 166994

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	2500
61	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	2000
62	83COFFICE	1* 1	40.00			1	1.00	.01	2000
63	76BFINISHNG	42* 179	13.00			7518	1.12	.40	65970
64	76BFINISHNG	42* 179	13.00			7518	1.12	.40	65970
65	76BFINISHNG	42* 179	13.00			7518	1.12	.38	68169
66	76BFINISHNG	42* 179	13.00			7518	1.12	.38	68169

OTHER VALUE: 274778

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	WOOD	SPACEHTR	COMP SHNG	2.00STHT	
PIERS	WOOD	SPACEHTR		'WALL 4 BDRM	

AGR - IMP E AYB 1901 EYB 1918
DIMENSIONS: A-DU16DR36DD16DL36 B-MR4DD8DR28DU8DL28 C-MR4ML4MU16DR20DU24DL6DD18DL14DD6 D-MU16MR20DU24DR14DD24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	576	2.00	79.84	.8494		67.816	1152	.95	74217					
	0106 SPACEHTR							576							
	0101 WOOD							576							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	224	1.00	31.91	.6654		21.232	224	1.00	4755					
C	82 PORCH-EN	228	1.00	66.03	.4935		32.585	228	1.00	7429					
D	01 SINGLE F	336	1.00	79.84	.8494		67.816	336	1.00	22786					
	0106 SPACEHTR							336							
	0101 WOOD							336							
HSF:				1488.00	%COMP: 100			RPCN:		112187	.76	85262	-1.00-	.15=	
STRUCTURE VALUE:							57.29		OGRCN/HSF				FMV/HSF		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	166994	166994	100%	WD		1921LV/AC
OTHERFEAT	274778	274778	100%	09252020		
STRUCTURE			%	1894-393		TV/HSF
TOTAL	441772	441772	100%	670000	0065%	SP/HSF

APPRAISED-VALUE: 441772