

+OWNERSHIP 1016044
 DAWSON ROY A
 DAWSON DAYLA J
 2900 TILGHMAN RD
 DOVER NC 28526
 DEED: 1938 765

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1808 LOT 1
 2900 TILGHMAN RD
 2900 TILGHMAN RD

TAX SUBDIVISIONS
 SAND HILL
 COUNTY/WYSE FORK FIRE

MAP NUMBER
 455400254893
 RECORD NUMBER: 21628
 ROUTE 25000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+---8+---12---+
 1 1 1
 1 1 1
 : G F
 +-----48-----+-----+3+---9-+
 : : C 7
 : : 7-9---12---+
 : : : :
 : : : :
 2 : : : :
 9 : 9 2 2
 : : 2 2
 : : : :
 A : : : :
 +-----30-----+26-D---14---+---12---+---12---+

TOPO STREET UTILITY ZONING 1.210 ACRES NBHD
 0026

NOTES:01 86/100AC TO 39014 FOR 201

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13GBS-PAVED	1.00AC	14000	1.00	1.00	1.00	14000
2	40HRESIDUAL (CLE	.21AC	4000	1.00	1.00	1.00	840

LAND VALUE: 14840

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	CENTHEAT	LAMSHNGL	1.00STHT	
CONIWALL	BRICK	CENTHEAT		3 BDRM	1.00LFUF

RES - IMP C AYB 1964 EYB 1987
 DIMENSIONS: A-DU29DR48DD29DL14DU2DL4DD2DL30 B-MR30MU2MR4MD2MR14DU29DR3DD7DR9DD22DL12 C-MR48MU29MR3DD7DR9DU7DL
 9 D-MU29MR51ML3MD29ML14DR1DD2DL6DU2DR1DU2DR4DD2 E-MR34MR26DU22DR12DD22DL12 F-MR60MU29ML9DU11DL12DD
 11DR12 G-MU29MR51ML12DU11DL8DD11DR8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1384	1.00	79.84	.8306		66.315	1384	1.00	91779				
	0107 CENTHEAT			1.00			1.000	1384		1384				
	0103 BRICK			3.00			3.000	1384		4152				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	02 SEMI-FIN	285	1.00	34.97	.7301		25.531	285	1.00	7276				
	0207 CENTHEAT			1.00			1.000	285		285				
	0203 BRICK			3.00			3.000	285		855				
C	78 UTILITYB	63	1.00	28.50	1.0000		28.500	63	1.00	1795				
D	81 PORCH	20	1.00	31.91	.8101		25.850	20	1.00	517				
E	79 CARPORT-	264	1.00	17.50	1.0000		17.500	264	1.00	4620				
F	81 PORCH	132	1.00	31.91	.6921		22.084	132	1.00	2915				
G	81 PORCH	88	1.00	31.91	.7271		23.201	88	1.00	2041				
			HSF:	1669.00			%COMP: 100			RPCN: 125419	1.00	125419	-.30-	= 87794
							STRUCTURE VALUE:	75.14		OGRCN/HSF		52.60	FMV/HSF	87794

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14840	14840	100%	WD		12264LV/AC
OTHERFEAT			%	12032021		
STRUCTURE	87794	87794	100%	1938-765		TV/HSF
TOTAL	102634	102634	100%	265000	0038%	SP/HSF
						APPRAISED-VALUE: 102634