

+OWNERSHIP 30409  
 PLANKENHORN RONALD L  
 PLANKENHORN LEANNE  
 PO BOX 480  
 PINK HILL NC 28572  
 DEED: 1628 870

2024 1/04/2024

PROPERTY DESCRIPTION  
 BOYETTE RD TRACT A  
 5201 BOYETTE RD

TAX SUBDIVISIONS  
 PINK HILL  
 COUNTY/CHERRY TREE FIRE

MAP NUMBER  
 348700314433  
 RECORD NUMBER: 28619  
 ROUTE 132000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

5201 BOYETTE RD

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+-----37-----+-----40-----+
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2
6
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+---15---+
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1
4
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+---15---C+---22-----+
  
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TOPO	STREET	UTILITY	ZONING	11.280	ACRES	NBHD
	PRIVATE					0001

NOTES:01 ADDITION FOR 2014

#	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	10.03AC	4000	1.00	1.00	.65	26078
3	35APOND	.25AC	1000	1.00	1.00	1.00	250

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	25CSTABLE	1* 1	15.00			1	1.00 .01 15000
61	27CSTGBLD	1* 1	10.00			1	1.00 .01 500

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	METAL	1.00STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
				2 BDRM	

RES - IMP D AYB 1965 EYB 1977  
 DIMENSIONS: A-DU14DL15DU26DR37DD40DL22 B-MR22MU14DU26DR40DD26DL40 C-MU14MR22MD14ML22DL15DU14DR15DD14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1270	1.00	79.84	.8008		63.935	1270	1.00	81197				
	0110 HEATPUMP			2.00			2.000	1270		2540				
	0102 VINYL							1270						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	01 SINGLE F	1040	1.00	79.84	.8008		63.935	1040	1.00	66492				
	0110 HEATPUMP			2.00			2.000	1040		2080				
	0102 VINYL							1040						
C	84 WOOD DEC	210	1.00	23.27	.4957		11.534	210	1.00	2422				
			HSF:	2310.00			%COMP: 100			159531	.86	137196	-.40-	= 82318
							STRUCTURE VALUE:			59.39	OGRCN/HSF	35.63	FMV/HSF	82318

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	38228	38228	100%	UNK		136046
OTHERFEAT	15500	15500	100%	04142011		3389LV/AC
STRUCTURE	82318	82318	100%	1628 -0870		TV/HSF
TOTAL	136046	136046	100%	125000	0108%	SP/HSF
						APPRaised-VALUE: 136046