

+OWNERSHIP 1012307
GRAFFAM BRAD ELLIOTT

2024 1/04/2024

PROPERTY DESCRIPTION
SR 1104
ADJ/OVERBUILT

TAX SUBDIVISIONS
PINK HILL
COUNTY/CHERRY TREE FIRE

MAP NUMBER
348700511484
RECORD NUMBER: 29681
ROUTE 71000
LISTER: LNLEGLISH 5012023
CARD NO
1

5457 MURPHY RD
PINK HILL NC 28572
DEED: 1897 166

5457 MURPHY RD

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+-----31-----+
1             1
2             6
+---16---+
1     9 +--13-+
1     +45     7
4+-8--+4+
A             +---19---5---20---+
:             +10-+
:             1
:             1
:             +5-+
3             :
5             1
:             7
:             :
:             :
:             2-12--+
+-----41-----++ +C-----35-----+
B             6
6-----37-----+

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TOPO STREET UTILITY ZONING 3.230 ACRES NBHD 0001

NOTES:

#	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	1.23AC	4000	1.00	1.00	1.00	4920
3	41CRESIDUAL (WOO	1.00AC	2500	1.00	1.00	1.00	2500

LAND VALUE:

21420

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	14CMH-SW-PP	1* 1				1	1.00	.01	
61	41CMH-HK-UP	1* 1	2000.00			1	1.00		2000
		*							
		*							
		*							
		*							

OTHER VALUE:

2000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	GAS-PACK	LAMSHNGL	1.42STHT	
CONIWALL	VINYL	GAS-PACK		'WALL 4 BDRM	

MIXED USE

C AYB 1992 EYB

GFL

DIMENSIONS: A-DD35DR41DU2DR12DU17DR5DU11DR10DU5DL19DU7DL13DD5DL4DU9DL16DD11DL4DU1DL8DD1DL4 B-MD35MR2DD6DR37DU

6DL37 C-MD35MR2MR39MU2MR12MD2DR35DU35DL20DD5DL10DD11DL5DD19 D-MD35MR53MU19MR5MU11MR10MU5ML19MU7

DU16DL31DD12DR14DD9DR4DU5DR13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	2244	1.42	79.84	.7441		59.408	3186	.95	179808				
	0111 GAS-PACK			2.00			2.000	2244		4488				
	0102 VINYL							2244						
	3.00 FULL BTH			3000.00			3000.000			9000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	222	1.00	31.91	.6654		21.232	222	1.00	4713				
C	75 GAR FINE	1095	1.00	29.97	.6875		20.604	1095	1.00	22561				
D	84 WOOD DEC	460	1.00	23.27	.4921		11.451	460	1.00	5267				
E	03 LIV AREA	500	1.00	52.06	.7241		37.696	500	1.00	18848				
	0311 GAS-PACK			2.00			2.000	500		1000				
	0302 VINYL			.35			.350	500		175				
			HSF:	3686.00			%COMP: 100			250660	1.00	250660	-.25-	= 187995
							RPCN:			51.00	FMV/HSF			187995
							STRUCTURE VALUE:	68.00	OGRCN/HSF					

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MURPHY RD

5457 MURPHY RD
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+-----19-----B+---8---+
  
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TOPO	STREET	UTILITY	ZONING	3.230 ACRES		NBHD
NOTES:						
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
LAND VALUE:						21420
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
		*				
		*				
		*				
		*				
		*				
		*				
OTHER VALUE:						2000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	VINYL	SPACEHTR	COMPSHNG	1.00STHT	
CONIWALL	VINYL	SPACEHTR		12'WALL BDRM	

MIXED USE C AYB 1996 EYB 1999
 DIMENSIONS: A-DU20DR8DD20DL8 B-DL19DU41DR27DD21DL8DD20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	31 OFC LCST	160	1.00	64.71	.9767	1.00	63.202	160	1.00	10112				
	3106 SPACEHTR			.26-			.260-	160		41-				
	3102 VINYL							160						
B	43 SHOP/STO	947	1.00	30.00	.7499		22.497	947	1.00	21304				
	4306 SPACEHTR			1.60			1.600	947		1515				
	4302 VINYL							947						
			HSF:	1107.00		%COMP: 100		RPCN:		32889 1.00		32889 - .25-	=	24667
			STRUCTURE VALUE:					29.71 QGRCN/HSF				22.28 FMV/HSF		24667

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MURPHY RD

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NOTES:						0001
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE	
LAND VALUE:						21420
#	OTHER FEAT	SIZE	BASERATE*SIZE%	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
OTHER VALUE:						2000
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS	
CONCRETE	VINYL	SPACEHTR	METAL	1.00STHT		
SLAB				13'WALL BDRM		
MIXED USE C AYB 2003 EYB 2003						GFL
DIMENSIONS: A-DU32DR60DD32DL60						

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	43 SHOP/STO	1920	1.00	30.00	.7499	1.04	23.396	1920	1.00	44920				
	4306 SPACEHTR			1.60			1.600	1920		3072				
	4302 VINYL							1920						
			HSF:	1920.00			%COMP: 100							
							STRUCTURE VALUE:							
								RPCN:		47992 1.00		47992 - .25-	=	35994
								24.99	QGRCN/HSF			18.74	FMV/HSF	35994

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	21420	21420	100%	WD		272076
OTHERFEAT	2000	2000	100%	10222020		6631LV/AC
STRUCTURE	248656	248656	100%	1897-166		TV/HSF
TOTAL	272076	272076	100%	247500	0109%	SP/HSF
APPRaised-VALUE:						272076