

+OWNERSHIP 1004987 2024 1/04/2024
 A&S PROPERTIES OF CLAYTON INC

PROPERTY DESCRIPTION
 EUBANKS 30A
 440 WENDY LN

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 451403124607
 CARD NO 1
 RECORD NUMBER: 32992
 ROUTE 3093000
 LISTER: LNLEGLISH 5012023
 REVIEW:

85 COUNTRY LN
 CLAYTON NC 27520
 DEED: 1826 450

440 WENDY LN

| TOPO | STREET | UTILITY | ZONING | | | .410 ACRES | | NBHD |
|--------------|-------------|----------|-----------|----------|-------------------------|------------|----------------------|------|
| FD ZONE | UNPAVED | | | NOTES: | | | | 0131 |
| # | LAND CLASS | SIZE | *RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE | |
| 1 | 1V LOT | 1.00LT | 10000 | | 1.00 | .75 | 7500 | 7500 |
| LAND VALUE: | | | | | | | | 7500 |
| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR%-COND%=OFB-VALU | |
| 2 | 41CMH-HK-UP | 1* | 1 | 2000.00 | | 1 | 1.00 | 2000 |
| OTHER VALUE: | | | | | | | | 2000 |
| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - MOBILE HOME | | | |
| CONC-BLK | VINYL | FWA/CAC | COMPSHNG | 1.00STHT | | | | |
| PIERS | | | | 'WALL | | | | |
| | | | | 3 BDRM | 1.00LFUF | | | |

RES - IMP D AYB 1998 EYB
 DIMENSIONS: A-DU27DR48DD27DL48

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|--------------|--------|---------|------------------|-------------|-----------|-------|-----|--------------|--------------|-------|
| A | 08 MOBILE H | 1296 | 1.00 | 43.51 | .8767 | | 38.145 | 1296 | 1.00 | 49435 | | | | |
| | 0812 FWA/CAC | | | 2.00 | | | 2.000 | 1296 | | 2592 | | | | |
| | 0802 VINYL | | | 1750.00 | | | 1750.000 | 1296 | | 3500 | | | | |
| | 2.00 FULL BTH | | | HSF: 1296.00 | | | %COMP: 100 | RPCN: 55527 | | .86 | | 47753 - .48- | = | 22348 |
| | | | | MKT 90.00 | | | STRUCTURE VALUE: | 36.84 | OGRCN/HSF | | | 17.24 | FMV/HSF | 22348 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE | |
|-----------|-------|-----------|------|----------|-------|------------------|-------|
| LAND | 7500 | 7500 | 100% | SW | | 18292LV/AC | 31848 |
| OTHERFEAT | 2000 | 2000 | 100% | 04062018 | | | |
| STRUCTURE | 22348 | 22348 | 100% | 1826-450 | | TV/HSF | |
| TOTAL | 31848 | 31848 | 100% | 27000 | 0117% | SP/HSF | |
| | | | | | | APPRAISED-VALUE: | 31848 |