

+OWNERSHIP 1013746 2024 1/04/2024
 CATALAN FLOR DEDALIA
 CATALAN KIMBERLY
 5235 TRAIL BOSS LANE
 PINK HILL NC 28572
 DEED: 1920 554

PROPERTY DESCRIPTION
 SR 1105 LOT 3
 5235 TRAIL BOSS LN
 5235 TRAIL BOSS LN

TAX SUBDIVISIONS
 PINK HILL
 COUNTY/CHERRY TREE FIRE

MAP NUMBER 348700759165
 CARD NO 1
 RECORD NUMBER: 36220
 ROUTE 36000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+---27---+
 : :
 : :
 3 3
 7 7
 : :
 : :
 D :
 +--17-7-9--C5 7-17--+
 : +9--+ 710--+
 : :
 : 2 3
 4 7 4
 3 :
 : A :
 : B :
 : +-----45-----+
 +-----53-----+

TOPO STREET UTILITY ZONING 1.360 ACRES NBHD
 0001

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	14GBS-DIRT	1.00AC	11900	1.00	1.00	1.00	11900
2	41CRESIDUAL (WOO	.36AC	2500	1.00	1.00	1.00	2500

LAND VALUE: 12800

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	GAS-PACK	COMPSHNG	1.00STHT	
PIERS				3 BDRM	1.00LFUF

RES - IMP D AYB 1901 EYB 1947
 DIMENSIONS: A-DU27DR9DU7DR9DD7DR10DU7DR17DD34DL45 B-DU27DR9DU8DL17DD43DR53DU8DL45 C-MU27MR9MU7MR9DR5DD7DL5
 DU7 D-MU34MR18DU37DR27DD37DL17DD7DL5DU7DL5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1397	1.00	79.84	.8595		68.622	1397	1.00	95864					
	0111 GAS-PACK			2.00			2.000	1397		2794					
	0102 VINYL							1397							
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	81 PORCH	776	1.00	31.91	.6622		21.130	776	1.00	16396					
C	77 UTILITY	35	1.00	27.50	1.0000		27.500	35	1.00	962					
D	75 GAR FINF	1034	1.00	29.97	.6878		20.613	1034	1.00	21313					
			HSF:	1397.00			%COMP: 100			RPCN: 145129	.86	124810	-.70-	=	37443
							STRUCTURE VALUE:	89.34		OGRCN/HSF		26.80	FMV/HSF		37443

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12800	12800	100%	WD		9411LV/AC
OTHERFEAT			%	06182021		
STRUCTURE	37443	37443	100%	1920-554		TV/HSF
TOTAL	50243	50243	100%	30000	0167%	SP/HSF
						APPRAISED-VALUE: 50243