

+OWNERSHIP 1003121 2024 1/04/2024
 CRESPO ALEJANDRO

PROPERTY DESCRIPTION
 PLEASANT HILL RD LOT B
 5270 RATCLIFF BRANCH LN
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TAX SUBDIVISIONS
 PINK HILL
 COUNTY/CHERRY TREE FIRE

MAP NUMBER 348700133353
 RECORD NUMBER: 36741
 ROUTE 154000
 LISTER: LNLEGLISH 5012023
 CARD NO 1

5270 RATLIFF BRANCH LN
 PINK HILL NC 28572
 DEED: 1809 801

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+-----30-----+
1             1
5             5
D             :
+-----66-----++
:             :
:             :
:             :
2             2
7             7
:             :
:             :
A             :
+-----66-----+
C             :
1             1
4             4
:             :
+-----26-----+
  
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TOPO STREET UTILITY ZONING 1.160 ACRES NBHD
 PRIVATE 0023
 NOTES:01 ADDED OUTBLDG/SHELTER/19

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	14JBS-DIRT	1.00AC	14450	1.00	1.00	1.00	14450
2	40HRESIDUAL (CLE	.16AC	4000	1.71	1.00	1.00	6838

LAND VALUE: 15544

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
2	27 STGBLD	*	10.00			1		3500
3	20 STRGSHLT	*	12.50			1		25000

OTHER VALUE: 28500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
BRICK	VINYL	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C AYB 2005 EYB
 DIMENSIONS: A-DU27DR66DD27DL66 C-MR19DD14DR26DU14DL26 D-MU27MR34DU15DR30DD15DL30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	08 MOBILE H	1782	1.00	43.51	.7479		32.541	1782	1.00	57988				
	0812 FWA/CAC			2.00			2.000	1782		3564				
	0802 VINYL							1782						
	2.00 FULL BTH			1750.00			1750.000			3500				
B	87 MH SKIRT	186	1.00	15.50	1.0000		15.500	186	1.00	2883				
C	81 PORCH	364		31.91	.6646		21.207	364		7719				
D	81 PORCH	450		31.91	.6640		21.188	450		9534				
			HSF:	1782.00		%COMP: 100			RPCN:	85188 1.00		85188 - .30-	=	59632
			MKT 100.00			STRUCTURE VALUE:		47.80	OGRCN/HSF			33.46	FMV/HSF	59632

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15544	15544	100%	WD		13400LV/AC
OTHERFEAT	28500	28500	100%	08182017		
STRUCTURE	59632	59632	100%	1809-801		TV/HSF
TOTAL	103676	103676	100%	65000	0159%	SP/HSF
						APPRaised-VALUE: 103676