

Chatham County Property Record Card

DATE 8/08/23
TIME 14:35:43
USER CHNICK
GH HOLDING LLC

CHATHAM CO TAX DEPARTMENT
PROPERTY CARD
FOR YEAR 2023

PAGE 1
PIN... 9766 04 54 8267 PROG# AS2006

PARCEL ID... 0002535
LOCATION... MANNS CHAPEL RD
DEED YEAR/BOOK/PAGE... 2019 2035 0092 ASSESSMENT NONE .00 .00 .00
11312 US 15 501 N STE 107 PLAT BOOK/PAGE... 25 0099 OWNER ID.. 1366100
#186 LEGAL DESC:M1-58C DISTRICT.. 107 NORTH CHATHAM FIRE DIST
TOWNSHIP... 2 BALDWIN
CHAPEL HILL NC 27517-6377
DESCRIPTION RESIDENTIAL NBRHOOD... 0246 NORTH WEST BALDWIN
2021 REVIEW SEAN

MAINTAINED.. 8/16/2022 BY CHCBLACK VALUED.. 8/07/2023 BY CHCBLACK
VISITED..... 10/23/2019 BY AJP TYPE OF REVIEW
PARCEL STATUS... ACTIVE
ROUTING#...
CATEGORY.. REAL & LISTED PERSONAL

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

SALES HISTORY												
DEED	BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME					
2035	0092	3/19/2019	WARRANTY DEED	QUALIFIED	545,000	1,090.00	GH HOLDING LLC					
1904	0303	1/27/2017	WARRANTY DEED	QUALIFIED	731,000	1,462.00	TUX HOLDINGS LLC					
1359	0364	9/07/2007	WARRANTY DEED	REVENUE STAMPS			MANN KAYE FOSTER & JOHN W F TR					
548	0826	12/31/1996	*INVALID	REVENUE STAMPS			MANN CHARLES T					

LAND SEGMENTS													
LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
												95.00	
2	R-2	100	AC R	35.548	12,492.77	.00	95.00	100.00	.00	.00	.00	85.00	421,888
3	R-2	100	AC B1	1.000	75,000.00	.00	.00	100.00	.00	85.00	.00		63,750
TOTAL PARCELS				36.548			TOTAL LAND/IMPROVE				TOTAL LAND FMV2022 VAL		
FMV.....				485,638			485,638				485,638		
APV.....				485,638			485,638				485,638		

COMMENTS -
PB-25/99 SEE:424/823
DB 1359/364 CO-TRUSTEES CHARLES T MANN RESIDUARY TRUST UNDER
WILL FBO KAYE FOSTER MANN
NO EGRESS DRIVE
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20170711 > PARCEL PREVIOUSLY REMOVED FROM PUV. PARCEL
INADVERTENTLY REMAINED IN PUV FOR 2017. SUPPLEMENTAL BILL
CREATED/MAILED WITH CORRESPONDENCE. - PKS
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