

Chatham County Property Record Card

DATE 8/08/23 CHATHAM CO TAX DEPARTMENT PAGE 1
 TIME 14:35:43 PROPERTY CARD PIN... 8687 00 06 6368 PROG# AS2006
 USER CHNICK FOR YEAR 2023
 SCOTT TIMOTHY A PARCEL ID... 0061821
 SCOTT CELIA G LOCATION... 2779 BONLEE SCHOOL RD
 207 COUNTRY ESTATES DR DEED YEAR/BOOK/PAGE.. 2017 1906 0702 ASSESSMENT AVF 1.00 .00 .00
 PLAT BOOK/PAGE.. 491 0948 OWNER ID.. 1359471
 LEGAL DESC:E9-4D DISTRICT.. 103 BONLEE FIRE DISTRICT
 000060000
 TOWNSHIP... 3 BEAR CREEK
 SANFORD NC 27330- NBRHOOD... 0697 NORTH WEST GULF
 DESCRIPTION RESIDENTIAL 2021 REVIEW ATILLA
 MAINTAINED.. 8/16/2022 BY CHCBLACK VALUED.. 8/07/2023 BY CHCBLACK
 VISITED..... 6/29/2020 BY JKH TYPE OF REVIEW ROUTING#..
 PARCEL STATUS... ACTIVE CATEGORY.. REAL & LISTED PERSONAL

 * LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1906 0702	2/10/2017	WARRANTY DEED	FORCED SALE OR	150,000	300.00	SCOTT TIMOTHY A ETUX CELIA G S
15E 0200	12/30/2016	ESTATE FILE	RELATED PARTIES			RIDDLE JOHN C
DEATH STATE: NC	COUNTY: ORANG	DATE OF	DEATH: 4/17/2015	DEATH CERTIFICATE#:		
491 0945	9/28/2001	NAME CHANGE	REVENUE STAMPS			RIVES CYNTHIA L
491 0945	12/31/1996	*INVALID	REVENUE STAMPS			RIVES BILLY E &

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
												.00	
1	R-1	100	AC R	58.000	3,868.97	.00	.00	100.00	.00	.00	.00		224,400
		LUV..	UA 3	43.000	645.00				LU ADJ & VALUE..			.00	27,735
2	R-1	100	AC B1	1.000	20,000.00	.00	.00	100.00	.00	.00	.00	.00	20,000
3	R-1	100	AC ZV	15.000	.00	.00	.00	100.00	.00	.00	.00	.00	0
		LUV..	UW 3	15.000	252.00				LU ADJ & VALUE..			.00	3,780
												85.00	
4	R-1	100	AC S1	1.000	16,500.00	.00	.00	100.00	.00	85.00	.00		14,025
		LUV..	UA 3	1.000	645.00				LU ADJ & VALUE..			.00	645
	TOTAL ACRES..			60.000									258,425
	TOTAL IN LUV..			59.000									52,160

IMPROVEMENT # 1 MISC IMPR-X
 MAIN FIN AREA.. ACT/EFF YR/AGE.. 1980 41 VISITED.. 6/29/2020 BY JKH
 MAINTAINED.. 8/16/2022
 STRAT..... 100 DESCRIPT.... LOUNGING SHED ENCLOSED 40 BY CHCBLACK
 LOCATION #..... 2779 BONLEE SCHOOL RD #BED: #BTH: #HBTH:
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL
 MS 46 LOUNGING SHED ENCLOS 100 4000.00 10.00 40,000
 RCN... C PCT COMPLETE 100 X 40,000
 QUAL.. QG C QUALITY GRADE C 100.00 X 40,000
 DEPR.. D2 MISC DEPREC: AGE TO 75.00 - 30,000

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COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
ECON..				1	MISC IMPR-X		50.00	-		5,000	35,000	T
--FMV...											5,000	
----- IMPROVEMENT # 2 MISC IMPR-X -----												
MAIN FIN AREA..			ACT/EFF YR/AGE.. 1980		41				VISITED.. 6/29/2020 BY JKH			
									MAINTAINED.. 8/16/2022			
STRAT..... 100			DESCRIPT.... IMPLEMENT SHED 3 SIDE 44								BY CHCBLACK	
LOCATION #.....	2779 BONLEE SCHOOL RD						#BED:	#BTH:		#HBTH:		
COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MS 17	IMPLEMENT SHED 3 SID 100		2640.00	7.00			90.00				16,632	
	RCN...		PCT COMPLETE				100	X			16,632	
	QUAL.. QG D		QUALITY GRADE D				85.00	X			14,137	
	DEPR.. D2		MISC DEPREC: AGE TO				75.00	-	10,602		10,602	T
--FMV...											3,535	
----- IMPROVEMENT # 3 MISC IMPR-X -----												
MAIN FIN AREA..			ACT/EFF YR/AGE.. 1980		41				VISITED.. 6/29/2020 BY JKH			
									MAINTAINED.. 8/16/2022			
STRAT..... 100			DESCRIPT.... IMPLEMENT SHED 3 SIDE 20								BY CHCBLACK	
LOCATION #.....	2779 BONLEE SCHOOL RD						#BED:	#BTH:		#HBTH:		
COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MS 17	IMPLEMENT SHED 3 SID 100		880.00	7.00			90.00				5,544	
	RCN...		PCT COMPLETE				100	X			5,544	
	QUAL.. QG D		QUALITY GRADE D				85.00	X			4,712	
	DEPR.. D2		MISC DEPREC: AGE TO				75.00	-	3,534		3,534	T
--FMV...											1,178	
----- IMPROVEMENT # 4 MAJOR IMPR-M -----												
MAIN FIN AREA..	1,260.00		ACT/EFF YR/AGE.. 1978		43				VISITED.. 6/29/2020 BY JKH			
									MAINTAINED.. 8/16/2022			
STRAT..... 100			DESCRIPT.... MANUFACTURED								BY CHCBLACK	
LOCATION #.....	2779 BONLEE SCHOOL RD						#BED: 3	#BTH: 1.0		#HBTH: 1		
COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
AC 04	CANOPY	100	240.00	11.60			100.00	98.00			2,728	

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COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
AC 05	CARPORT	100	460.00	18.90			98.00				8,520	
AC 06	COVERED PORCH	100	128.00	28.70			100.00				3,673	
MA 30W	MANUFACTURED HOME MU	100	1260.00	62.25	1.00		89.50				70,198	
EW 08	ALUM/VINYL	100	188.00	.00							0	
- EW 08	ALUM/VINYL	100	1260.00	.00							0	
- FP 01	NONE	0	1.00	.00							0	
- HC 07	PACKAGED HEAT/COOL	100	1260.00	3.10			89.50				3,495	
- PL RS	NUMBER OF FIXTURES	0	1.00-	1075.00							1,075-	

RCN...	PCT COMPLETE				100		X				87,539	
QUAL.. QG C	QUALITY GRADE C				100.00		X				87,539	
DEPR.. MAV	MAN. DEPRECIATION 43				49.00		-		42,894		42,894	T
--FMV... MR 0697	NORTH WEST GULF				110.00		X				49,109	

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The diagram illustrates a sequence of points A, B, C, and D connected by dashed lines, representing a progression or improvement over time. The points are arranged in a roughly rectangular path, with A at the bottom left, B at the top left, C at the top right, and D at the bottom right. The connections between points are labeled with numbers, suggesting a scale or magnitude of improvement.

- Point A:** Located at the bottom left. It is connected to B by a vertical dashed line labeled 1, 4, and to C by a horizontal dashed line labeled 66.
- Point B:** Located at the top left. It is connected to A by a vertical dashed line labeled 1, 4, and to C by a horizontal dashed line labeled 42.
- Point C:** Located at the top right. It is connected to B by a horizontal dashed line labeled 42, and to D by a vertical dashed line labeled 2, 8.
- Point D:** Located at the bottom right. It is connected to C by a vertical dashed line labeled 2, 8, and to A by a horizontal dashed line labeled 66.

Intermediate points and connections are also shown:

- A point between A and B is connected to A by a vertical dashed line labeled 1, 4.
- A point between B and C is connected to B by a horizontal dashed line labeled 42.
- A point between C and D is connected to C by a vertical dashed line labeled 2, 8.
- A point between D and A is connected to D by a horizontal dashed line labeled 66.

Text labels at the top of the diagram include "IMPROVEMENT #" and "MAJOR IMPR-M", suggesting a comparison or evaluation of the points. The numbers 1, 4, 8, 16, 24, 42, and 66 are likely indicators of the magnitude of improvement or the scale of the progression.

-----			AC 04	CANOPY				----- TRAVERSE			-----			
M	R	66.00	D D	10.00	D L	24.00	D U	10.00	D R	24.00				
-----			AC 05	CARPORT				----- TRAVERSE			-----			
M	U	14.00	D R	26.00	D U	8.00	D R	16.00	D U	6.00	D L	42.00		
D	D	14.00												
-----			AC 06	COVERED PORCH				----- TRAVERSE			-----			
M	U	14.00	M R	42.00	D U	8.00	D L	16.00	D D	8.00	D R	16.00		
-----			MA 30W	MANUFACTURED HOME MU				FLOOR: 1.00	----- TRAVERSE			-----		
D	U	14.00	D R	42.00	D U	14.00	D R	24.00	D D	28.00	D L	66.00		

-----		IMPROVEMENT #	5	MISC IMPR-X	-----		
MAIN FIN AREA..		ACT/EFF YR/AGE..	1980	41	VISITED..	6/29/2020	BY JKH
					MAINTAINED..	8/16/2022	
STRAT.....	100	DESCRIPT.... IMPLEMENT SHED 3 SIDE 40			BY CHCBLACK		
LOCATION #.....		2779 BONLEE SCHOOL RD			#BED:	#BTH:	#HBTH:

COMPONENT TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CML
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COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MS 17	IMPLEMENT SHED 3 SID 100		1040.00	7.00		100.00	90.00				6,552	

RCN...	PCT COMPLETE	100	x	6,552
QUAL.. QG D	QUALITY GRADE D	85.00	x	5,569
DEPR.. D2	MISC DEPREC: AGE TO	75.00	-	4,176 T

TOTAL PARCEL VALUES-----	FMV...	LAND /	OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	20221Y	200E
FMV.....	258,425		60,215		318,640	318,640	
APV.....	52,160		60,215		112,375	112,375	
DEFERRED.	206,265		0		206,265	206,265	

15% ECON LOCATION NEAR 16 CHICKEN HOUSES

BILLY RIVES DECEASED 2/2001

60.00A (58.79A NET) PLAT IN DEED ON PG 491/948

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20170307 > TIMELY PUV APP RECEIVED FOLLOWING TRANSFER FOR

2017. DEED BK/PG 1906/0702 20170210. - PKS

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