

# Chatham County Property Record Card

DATE 12/16/22 CHATHAM CO TAX DEPARTMENT PAGE 1  
 TIME 10:10:45 PROPERTY CARD PIN... 9733 00 78 8554 PROG# AS2006  
 USER CHNICK FOR YEAR 2022  
 BENITEZ MARGARITO **PARCEL ID.. 0068865**  
 LOPEZ PRESILIA GONZALEZ LOCATION... 4807 OLD GRAHAM RD  
 DEED YEAR/BOOK/PAGE.. 1993 615 0443 ASSESSMENT AVF 1.00 .00 .00  
 PLAT BOOK/PAGE.. OWNER ID.. 00294  
 LEGAL DESC:J4-35B-1B DISTRICT.. 106 CIRCLE CITY FIRE DISTRICT  
 000002725  
 TOWNSHIP... 5 CENTER  
 PITTSBORO NC 27312-1277 NBRHOOD... 0534N PITTSBORO NORTH/OUTSIDE  
 DESCRIPTION RESIDENTIAL 2021 REVIEW SEAN  
 MAINTAINED.. 4/20/2021 BY CHJWTA VALUED.. 8/16/2022 BY CHCBLACK EXEMPT... \*\*\*\* SELECTED EXEMPTION  
 VISITED.... 9/06/2019 BY RAS TYPE OF REVIEW ROUTING#..  
 PARCEL STATUS... ACTIVE 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  
 615 0443 12/31/1996 \*INVALID REVENUE STAMPS BENITEZ MARGARITO & PRESILIS G

----- LAND SEGMENTS -----

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1	R-1	100	AC B	1.000	67,000.00	.00	.00	100.00	.00	.00	.00	.00	67,000
								OTHER ADJ...	.00	.00	.00	.00	
2	R-1	100	AC R	1.725	14,000.00	.00	.00	100.00	.00	.00	.00	.00	24,150
			TOTAL ACRES..	2.725								TOTAL LAND FMV..	91,150

----- IMPROVEMENT # 1 MAJOR IMPR-M -----  
 MAIN FIN AREA.. 1,568.00 ACT/EFF YR/AGE.. 1994 27 VISITED.. 9/06/2019 BY RAS EXEMPT... ED  
 MAINTAINED.. 4/20/2021

STRAT..... 100 DESCRPT.... MANUFACTURED BY CHJWTA  
 LOCATION #..... 4807 OLD GRAHAM RD #BED: 3 #BTH: 2.0 #HBTH:  
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL  
 AC 06 COVERED PORCH 100 96.00 28.70 100.00 100.00 2,755  
 MA 30W MANUFACTURED HOME MU 100 1568.00 62.25 1.00 84.00 81,990  
 EW 08 ALUM/VINYL 100 168.00 .00 0  
 - EW 08 ALUM/VINYL 100 1568.00 .00 0  
 - FP 03 PREFABRICATED 0 1.00 1850.00 1,850  
 - HC 07 PACKAGED HEAT/COOL 100 1568.00 3.10 100.00 84.00 4,083

RCN... PCT COMPLETE 100 x 90,678  
 QUAL.. QG C QUALITY GRADE C 100.00 x 90,678  
 DEPR.. MAV MAN. DEPRECIATION 27 33.00 - 29,923 T  
 --FMV... MR 0534N PITTSBORO NORTH/OUTS 160.00 x 97,208



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CHATHAM CO TAX DEPARTMENT  
 PROPERTY CARD  
 FOR YEAR 2022

PAGE 3  
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----- IMPROVEMENT # 3 MISC IMPR-Y -----  
 MAIN FIN AREA.. ACT/EFF YR/AGE.. 2008 13 VISITED.. BY  
 MAINTAINED.. 4/20/2021

STRAT..... 100 DESCRPT.... CARPORT 12X14 BY CHJWTAX  
 LOCATION #..... 4807 OLD GRAHAM RD #BED: #BTH: #HBTH:

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MS 05	CARPORT-DETACHED		168.00									
	QUAL.. QG D		QUALITY GRADE D				85.00	x				0
	DEPR.. D3		MISC DEPREC: AGE TO				25.00	-		0		0 T
			PCT COMPLETE				100					
	--FMV...											500

----- IMPROVEMENT # 4 MISC IMPR-Y -----  
 MAIN FIN AREA.. ACT/EFF YR/AGE.. 21 VISITED.. BY  
 MAINTAINED.. 4/20/2021

STRAT..... 100 DESCRPT.... STORAGE SHED 8X10 BY CHJWTAX  
 LOCATION #..... 4807 OLD GRAHAM RD #BED: #BTH: #HBTH:

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MS 28	STORAGE BLDG UNFINIS		80.00									
	QUAL.. QG D		QUALITY GRADE D				85.00	x				0
	DEPR.. D2		MISC DEPREC: AGE TO				75.00	-		0		0 T
			PCT COMPLETE				100					

TOTAL PARCEL VALUES-----FMV... LAND / OVR IMPROVEMENTS / OVR TOTAL LAND/IMPROVE 2021 VALUE  
 FMV..... 91,150 98,708 189,858  
 APV..... 91,150 98,708 189,858

----- COMMENTS -----  
 PC-A/205 LOT-1B  
 FR:FRANK FOUSHEE  
 12/15/08; 2.725 2.596 NET; MP