

Chatham County Property Record Card

DATE 8/08/23
TIME 14:35:43
USER CHNICK
BROWN DWIGHT BRADLEY

CHATHAM CO TAX DEPARTMENT
PROPERTY CARD
FOR YEAR 2023

PAGE 1
PIN... 8751 03 44 7220 PROG# AS2006

651 BROWER RD # E
PARCEL ID.. 0069891
LOCATION... 157 MANLEY EDWARDS DR
DEED YEAR/BOOK/PAGE.. 1995 672 0003
PLAT BOOK/PAGE.. 16 24
LEGAL DESC:B6-67E
000001825
TOWNSHIP... 10 MATTHEWS
SILER CITY NC 27344-7516
SILER CITY ETJ
ASSESSMENT AVF 1.00 .00 .00
OWNER ID.. 00190
DISTRICT.. 101 CENTRAL CHATHAM FIRE DIST
NBRHOOD... 1051S SILER CITY OUTSIDE
RESIDENTIAL 2021 REVIEW SEAN

MAINTAINED.. 8/16/2022 BY CHCBLACK VALUED.. 8/07/2023 BY CHCBLACK
VISITED.... 5/15/2019 BY SPF 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
672 0003 12/31/1996 *INVALID REVENUE STAMPS BROWN DWIGHT BRADLEY

----- 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 A-R 100 AC B 1.000 25,000.00 .00 .00 75.00 .00 .00 .00 75.00 18,750
2 A-R 100 AC R .825 6,000.00 .00 .00 75.00 .00 .00 .00 3,712
TOTAL ACRES.. 1.825 TOTAL LAND FMV.. 22,462

----- IMPROVEMENT # 1 MAJOR IMPR-M -----
MAIN FIN AREA.. 1,600.00 ACT/EFF YR/AGE.. 1996 25
VISITED.. 5/15/2019 BY SPF
MAINTAINED.. 8/16/2022

STRAT..... 100
LOCATION #..... 157 MANLEY EDWARDS DR
DESCRIPT.... MODULAR
#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	12.00	28.70			110.00					378
AC 12	FRAME DECK	100	248.00	16.70			98.00					4,058
AC 12	FRAME DECK	100	256.00	16.70			98.00					4,189
AC 12	FRAME DECK	100	36.00	16.70			106.00					637
MA 37WMD	MODULAR WOOD FRAME	100	1600.00	87.70	1.00		83.50					117,166
EW 06	WOOD SIDING	100	180.00	.00								0
- EW 08	ALUM/VINYL	100	1600.00	.00								0
- FP 01	NONE	0	1.00	.00								0
- HC 07	PACKAGED HEAT/COOL	100	1600.00	3.10			83.50					4,140

RCN... PCT COMPLETE 100 x 130,569
QUAL.. QG C QUALITY GRADE C 100.00 x 130,569
DEPR.. GD DEPRECIATION 25YR 8.00 - 10,445 10,445 T
--FMV... MR 1051S SILER CITY OUTSIDE 100.00 x 120,124

Chatham County Property Record Card (con't)

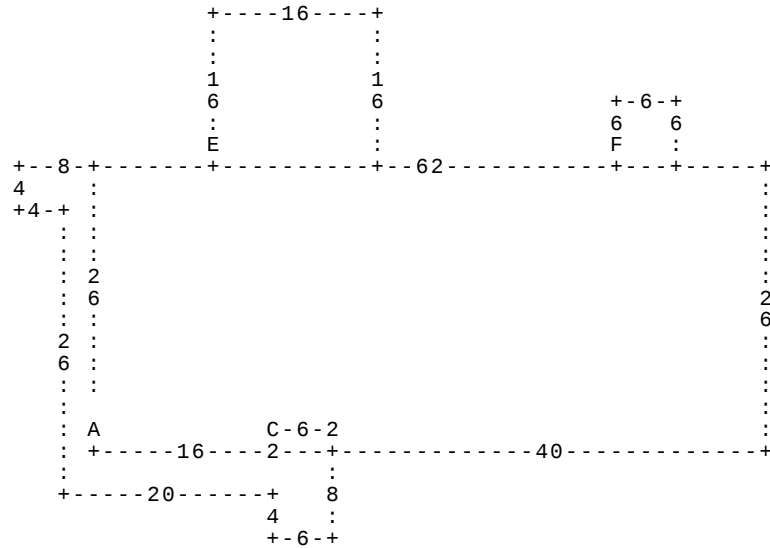
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PARCEL ID.. 0069891

----- IMPROVEMENT # 1 MAJOR IMPR-M -----



----- AC 06 COVERED PORCH -----										----- TRAVERSE -----									
M	R	16.00	D	U	2.00	D	R	6.00	D	D	2.00	D	L	6.00					
----- AC 12 FRAME DECK -----										----- TRAVERSE -----									
D	U	26.00	D	L	8.00	D	D	4.00	D	R	4.00	D	D	26.00	D	R	20.00		
D	D	4.00	D	R	6.00	D	U	8.00	D	L	22.00								
----- AC 12 FRAME DECK -----										----- TRAVERSE -----									
M	U	26.00	M	R	10.00	D	U	16.00	D	R	16.00	D	D	16.00	D	L	16.00		
----- AC 12 FRAME DECK -----										----- TRAVERSE -----									
M	U	26.00	M	R	48.00	D	U	6.00	D	R	6.00	D	D	6.00	D	L	6.00		
----- MA 37WMD MODULAR WOOD FRAME FLOOR: 1.00 -----										----- TRAVERSE -----									
D	U	26.00	D	R	62.00	D	D	26.00	D	L	40.00	D	U	2.00	D	L	6.00		
D	D	2.00	D	L	16.00														

----- IMPROVEMENT # 2 MISC IMPR-X -----

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PARCEL ID.. 0069891

-----IMPROVEMENT # 2 MISC IMPR-X-----													
MAIN FIN AREA..			ACT/EFF YR/AGE.. 2012				9			VISITED.. 5/15/2019 BY SPF MAINTAINED.. 8/16/2022			
STRAT..... 100			DESCRIPT.... STORAGE BLDG UNFINISHED 1							BY CHCBLACK			
LOCATION #.....			157 MANLEY EDWARDS DR				#BED:			#BTH:			
							#HBTH:						
COMPONENT TYPE/CODE/DESC			PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL

MS 28	STORAGE BLDG UNFINIS		100	160.00	11.00		100.00	94.00				1,654	

	RCN...			PCT COMPLETE				100	x			1,654	
	QUAL.. QG C			QUALITY GRADE C				100.00	x			1,654	
	DEPR.. D2			MISC DEPREC: AGE TO				45.00	-		744	744 T	

	--FMV...											910	

-----IMPROVEMENT # 3 MISC IMPR-X-----						
MAIN FIN AREA..		ACT/EFF YR/AGE.. 2018		3	VISITED.. 5/15/2019 BY SPF MAINTAINED.. 8/16/2022	
STRAT..... 100		DESCRIPT.... FRAME GARAGE UNFNH ATTIC			BY CHCBLACK	
LOCATION #.....		157 MANLEY EDWARDS DR	#BED:	#BTH:	#HBTH:	
COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR# STR% SIZ% HGT% PER% CDS%	COST %CMPL

MS 61	FRAME GARAGE UNFNH	100	1296.00	38.00	100.00 90.00	44,323

	RCN...		PCT COMPLETE	100	X	44,323
	QUAL.. QG C		QUALITY GRADE C	100.00	X	44,323
	DEPR.. D3		MISC DEPREC: AGE TO	5.00	-	2,216
						2,216 T
TOTAL PARCEL VALUES----	FMV... LAND / OVR		IMPROVEMENTS / OVR		TOTAL LAND/IMPROVE	2022Y100E
	FMV..... 22,462		163,141		185,603	185,603
	APV..... 22,462		163,141		185,603	185,603

PB-16/24 LOT-E		COMMENTS