

Chatham County Property Record Card

DATE 2/17/20
 TIME 10:46:53
 USER CHJSJ
 CHATHAM TRADES INC

CHATHAM CO TAX DEPARTMENT
 PROPERTY CARD
 FOR YEAR 2020

PAGE 1
 PIN... 8752 02 77 8925
 PROG# AS2006

PARCEL ID.. 0073261

PO BOX 511

LOCATION... 2535 OLD US 421 N
 DEED YEAR/BOOK/PAGE.. 2018 1979 0718
 PLAT BOOK/PAGE.. 97 206
 LEGAL DESC:C4-85-86-88A-1A
 000009329
 TOWNSHIP... 10 MATTHEWS
 NC 27344-0511 OLD 421 N

SILER CITY ETJ
 ASSESSMENT NONE
 OWNER ID.. 29261
 DISTRICT.. 101 CENTRAL CHATHAM FIRE DIST

SILER CITY
 DESCRIPTION

NBRHOOD... SCCI5 SILER CITY INDUSTRIAL PRK
 FULLY EXEMPT

MAINTAINED.. 3/29/2019 BY JERRY
 VISITED.... 12/31/2016 BY PAS
 PARCEL STATUS... ACTIVE

VALUED.. 5/19/2017 BY KAREN

EXEMPT.... CHOT CHARITABLE (OTHER)
 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							
1979 0718	4/04/2018	WARRANTY DEED	QUALIFIED	575,000	1,150.00	CHATHAM TRADES INC							
1743 1011	5/22/2014	WARRANTY DEED	QUALIFIED	415,000	830.00	HARRIS JERRY LYNN & SCOTT LYNN							

LAND SEGMENTS													
LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
												.00	
1	L-I	100	AC IB	5.000	25,000.00	.00	.00	100.00	.00	.00	.00	90.00	125,000
2	L-I	100	AC IR	3.749	6,500.13	.00	.00	100.00	.00	.00	90.00		21,931
TOTAL ACRES..				8.749									146,931
TOTAL LAND FMV..													

IMPROVEMENT # 1 MAJOR IMPR-M
 MAIN FIN AREA.. 30,000.00 ACT/EFF YR/AGE.. 1998 19
 VISITED.. BY
 MAINTAINED.. 3/29/2019

STRAT..... 100
 LOCATION #..... 2535 OLD US 421 N
 DESCRIPT.... OFFICE/SHOP
 BY JERRY

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMLP
MA 25R	INDSTR/MANUFACT RSF	100	25700.00	21.50	1.00		92.00	100.00			508,346	
EW 09	METAL	100	710.00	.00							0	
- HC 63	INDUSTRIAL HEAT/AC	100	25700.00	3.00			92.00				70,932	
MA 32R	OFFICE RIGID STEEL F	100	4300.00	48.45	1.00		100.00	100.00			208,335	
EW 09	METAL	100	272.00	.00							0	
- HC 57	PACKAGED HEAT/COOL	100	4300.00	3.50			100.00				15,050	

RCN... PCT COMPLETE 100 x 802,663
 QUAL.. QG C+- QUALITY GRADE C+- 100.00 x 802,663
 DEPR.. C5 COMM DEPREC AGE TO 20.00
 COND.. CC 05CA RSF AVERAGE x100.00 -

ECON.. 20.00 160,532
 25.00 - 160,532 321,064 T

--FMV... MR SCCI5 SILER CITY INDUSTRIA 85.00 x 409,359

Chatham County Property Record Card (con't)

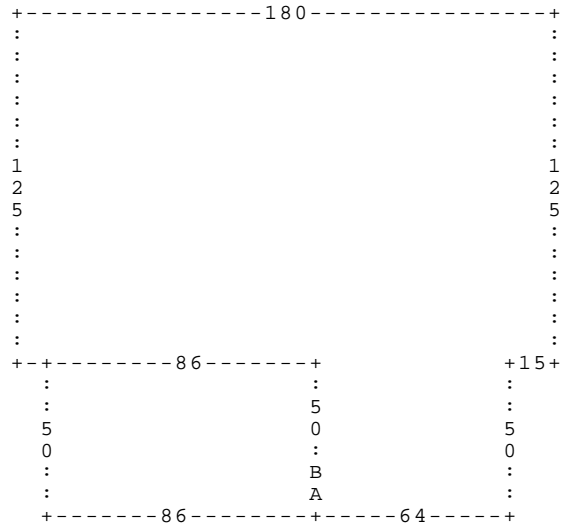
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----- IMPROVEMENT # 1 MAJOR IMPR-M -----



----- MA 25R INDSTR/ MANUFACT RSF FLOOR: 1.00 ----- TRAVERSE -----
 D U 50.00 D L 101.00 D U 125.00 D R 180.00 D D 125.00 D L 15.00
 D D 50.00 D L 64.00

----- MA 32R OFFICE RIGID STEEL F FLOOR: 1.00 ----- TRAVERSE -----

TOTAL PARCEL VALUES	BAND 0 / DVRD	IMPROVEMENTS / ROVR	TOTAL LAND / IMPROVE	2019 VALUE
FMV.....	146,931	409,359	556,290	556,290
APV.....	146,931	409,359	556,290	556,290

----- COMMENTS -----
 PB-97/206 LOT-8 R/W-6% 9.329-.58 R/W
 DBA: LINRENE FURNITURE