

CHAMPION COURT RENTAL LLC

58 BUFFALO LAKE RD SANFORD NC 27332

1500040019

Parcel ID: 03-9587- - -0014- -08-

PLAT: 2007/15 UNIQ ID 236000

ID NO: 9587-65-0971.000

Reval Year: 2022 Tax Year: 2023

Appraised By 00 on 01/01/2022 0300A3 NC 27W COMM AREA

LT#2 DEAL INC 6.70 ACS 2007-15

BENHAVEN FIRE ADVALOREM TAX (100)

ADVALOREM TAX (100)

LT#2 DEAL INC 6.70 ACS 2007-15

CARD NO. 1 of 1

6.7000 AC

TW-03 CL- FR-

6.2200 AC

EX- SRC= Inspection

AT- LAST ACTION 20220221

SPPLIT FROM ID

CRECENCE TO

CORRELATION OF VALUE

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	RATE
10		00						

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT
DEPRECIATION				
NORM				

DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD
0	0	9,040	436,000
0	0	445,040	445,040

TOTAL APPRAISED VALUE - CARD	TOTAL APPRAISED VALUE - PARCEL
445,040	445,040

TOTAL PRESENT USE VALUE - LAND	TOTAL VALUE DEFERRED - PARCEL	TOTAL TAXABLE VALUE - PARCEL
0	0	445,040

PRIOR APPRAISAL	CODE	DATE	PERMIT
BUILDING VALUE	0		
OBXF VALUE	0		
LAND VALUE	392,500		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	392,500		

OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE
BOOK PAGE	MO YR	TYPE	Q/U	V/I	SALES PRICE
03918 0407	1 2021	WD	Q	I	450,000
01601 0149	3 2002	WD	Q	V	175,000
00651 0028		WD	D	V	0

NOTES
HEATED AREA

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG %	BLDG #	AYB	EYB	DEP SCH	OVR	%	OB/XF DEPR. VALUE
09	ASP PAVING		0	0	11,685	2.00	0.00	-	2004	2004	C10		35	8180
44	YARD LTS		0	0	1	1,800.00	0.00		2004	2004	C20		48	864
TOTAL OB/XF VALUE 9044														

HIGHEST AND BEST USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERIDE VALUE	LAND NOTES
Commercial Building Site	CB			1.0000	0	1.0000			125,000.00	1.000	AC	1.000	125,000.00	125000	0	
Commercial Building Site	CB			1.0000	0	0.8000	+00 +00 +00 +00 -20 UD		74,473.18	5.220	AC	0.800	59,578.54	311000		
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																

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CARD NO. 1 of 1