

LOT 121
PT OR 2170/238
PLUMMER CREEK #1 PB 8/28

MNSF II W1 LLC
6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

2023

12-2N-26-1601-0121-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	1,993	208,241
FGR	420	55	231	24,136
FOP	52	30	16	1,671
PTO	80	5	4	418
TOTALS	2,545		2,244	234,468

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,244	120.5988	108.84	244,237	2014	2014	0	0	0	4.00	96.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1993						HX Base Yr							