

LOT 61
PT OR 2170/238
PLUMMER CREEK #1 PB 8/28

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

2025

12-2N-26-1601-0061-0000



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		5 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	2014	2,247	250,031
FGR	400	55	2014	220	24,481
FOP	21	30	2014	6	668
PTO	80	5	2014	4	446
TOTALS	2,748			2,477	275,624

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,477	117.1296	117.13	290,131	2014	2014	0	0	0	5.00	95.00	
1 SINGLE FAM - 0% - 0				Heated Area: 2247				HX Base Yr					
The diagram is a site plan for a single-family property. It features several labeled areas and their dimensions: PTO 2014: A small rectangular area at the top right with dimensions 10 (width) and 8 (height). BAS 2014: A large central rectangular area with dimensions 37 (width) and 32 (height). FGR 2014: A rectangular area at the bottom left with dimensions 20 (width) and 20 (height). FOF 2014: A small rectangular area at the bottom right with dimensions 5 (width) and 3 (height). Other dimensions shown include 13, 4, 8, 10, 37, 32, 20, 16, 11, 5, and 13, which define the various segments and setbacks of the property layout.													
BLD DATE						LGL DATE		04/04/2025					
YE DATE						LAND DATE		MI					