

LOT 173
PT OR 2170/235
PLUMMER CREEK #1 PB 8/28

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

2025

12-2N-26-1601-0173-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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
BAS	1,993	100
FGR	420	55
FOP	123	30
PTO	80	5
TOTALS	2,616	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,265	120.5988	120.60	273,159	2014	2014	0	0	0	4.50	95.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1993													
HX Base Yr													
BAS 2014													
FOP 2014													
FGR 2014													
PTO 2014													