

LOT 7
IN OR 1520/1198
TIMBER CREEK PLANTATION #2

PERKINS SAMUEL K & KELLY L
14339 LYON HILL LN
HUNTERVILLE, NC 28078

2026

11-2N-26-2051-0007-0000



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 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2007	2,305	224,123
FGR	426	55	2007	234	22,753
FOP	72	30	2007	22	2,139
PTO	475	5	2007	24	2,333
TOTALS	3,278			2,585	251,348

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,585	101.7600	106.85	276,207	2007	2007	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 2305 HX Base Yr

The floor plan diagram shows a building layout with four labeled areas: PTO 2007 (top left), BAS 2007 (center), FGR 2007 (bottom right), and FOP 2007 (bottom left). Dimensions are provided for various sections: PTO 2007 (19, 25, 19, 25), BAS 2007 (30, 47, 19, 37, 10, 18, 9, 8, 8, 9, 21, 12, 19, 3), FGR 2007 (23, 21, 8, 12, 19, 3), and FOP 2007 (9, 8, 8, 9, 10, 18, 9, 8, 8, 9, 21, 12, 19, 3).

BLD DATE	10/30/2007	JM	LGL DATE	01/03/2008
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