

STRAUGHN CHARLES B & LINDA L TRUSTEES
OF THE STRAUGHN LIVING TRUST
461 JONES BRANCH RD
CHAPEL HILL NC 27517

B15226P444

Previous Owner
STRAUGHN CHARLES B & LINDA L
461 JONES BRANCH RD

CHAPEL HILL NC 27517
Sale Date: 8/03/2007

Property Data			Assessment Record						
Neighborhood	80 MIDDLE BRANCH POND A		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	20,000	0	0	20,000		
1ST MORTGAGE	0		2013	20,000	0	0	20,000		
2ND MORTGAGE	0		2014	20,000	0	0	20,000		
Zone/Land Use	48 Shoreland		2015	20,000	0	0	20,000		
Secondary Zone			2016	19,000	0	0	19,000		
Topography	1 Level		2017	19,000	0	0	19,000		
1.Level	4.Below St	7.Steep	2018	19,000	0	0	19,000		
2.Rolling	5.Low	8.Wet	2019	19,000	0	0	19,000		
3.Above St	6.Swampy	9.Lev/Roll	2020	19,000	0	0	19,000		
Utilities	9 No Water/No Sewer		2021	20,900	0	0	20,900		
1.Public	4.Improve	7.Improve	2022	22,800	0	0	22,800		
2.Water	5.Improve	8.	2023	25,100	0	0	25,100		
3.Sewer	6.Improve	9.None	2024	28,100	0	0	28,100		
Street	3 Gravel		2025	29,900	0	0	29,900		
1.Paved	4.Proposed	7.ROW	Land Data						
2.Semi Imp	5.Pvt	8.None	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Aband	9.TG PLAN			Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF	13	086	150	18 %	1	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
Sale Date	8/03/2007		14.Rear Land				%		4.Size/Shape
Price			15.Misc				%		5.Access or Rear
Sale Type	1 Land Only		Square Foot	Square Feet			%		6.Restriction
1.Land	4.Mobile	7.	16.Regular Lot				%		7.Open Space
2.L & B	5.Other	8.	17.Secondary Lot				%		8.View/Environ
3.Building	6.	9.	18.Excess Land				%		9.Fract Share
Financing	1 Conventional		19.Condominium				%		Acres
1.Convent	4.Seller	7.	20.Pavement				%		30.Rear (201+)
2.FHA/VA	5.Private	8.	Fract. Acre	Acreege/Sites			%		31.Tillable/Horti
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac	24		0.20	100 %	0	32.Pasture
Validity	1 Arms Length Sale		22.Vacant Lot (Fr				%		33.Orchard
1.Valid	4.Split	7.Renovate	23.Non Conforming				%		34.Frontage
2.Related	5.Partial	8.Other	Acres				%		35.Triangular Lot
3.Distress	6.Exempt	9.	24.Excess (5-10)				%		36.Commercial
Verified	1 Buyer		25.Excess (10+)				%		37.Softwood
1.Buyer	4.Agent	7.Family	26.Excess				%		38.Mixed Wood
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)				%		39.Hardwood
3.Lender	6.MLS	9.	28.Rear (101-150)				%		40.Wasteland
			29.Rear (151-200)				%		41.Gravel Pit (Ac
			Total Acreage		0.35				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 024-016

Account 1905

Location 17 LILY LANE

Card 1

Of 1

9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.50 9.	2.Evapor 5. 8.	2.Heavy 5.Unk 8.
Exterior Walls 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic