

Repairs

Home owner: Rusmin Mujanovic

Address: 2870 Titan Roberts Rd, Erwin NC 28339

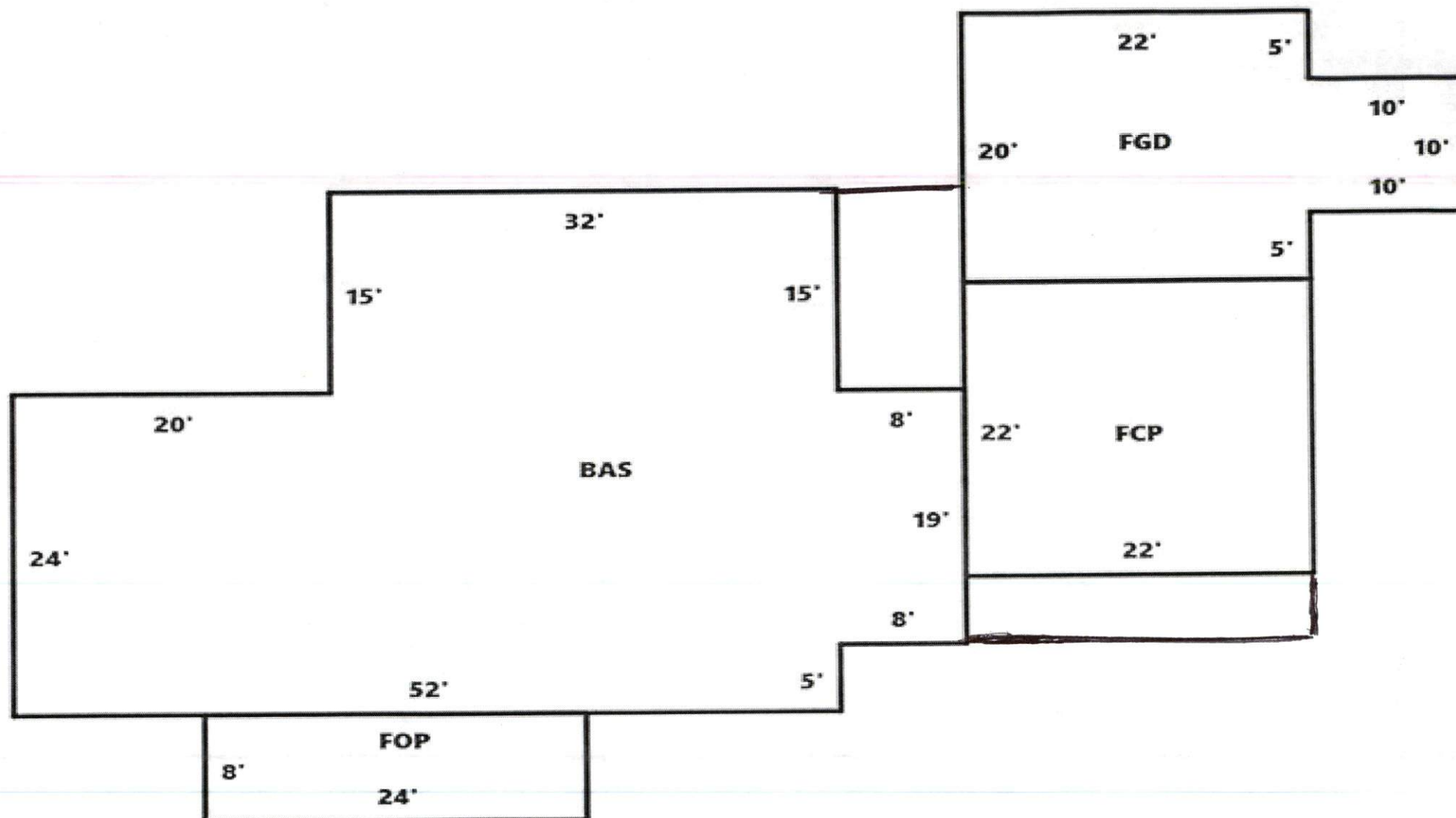
Subject: Home caught fire

Repairs

- Replacement of all necessary damaged framework.
- Replacement of all necessary damaged plumbing
- Replacement of all necessary Doors, Windows & Sheet rock
- Replacement of all necessary "Mechanical" including (Ductwork & electrical)
- Replacement of all necessary Insulation.

MUJANOVIC RUSMIN
1500018167

Parcel ID: 10-0567- - 0002-
ID NO: 0577-67-0002.000
CARD NO. 1 of 1



MUJANOVIC RUSMIN

2870 TITAN ROBERTS RD ERWIN NC

28339

1500018167

Returned: 1063798

Parcel ID: 10-0567- - -0002-

PLAT: 2000/522 UNIQ ID 263640

ID NO: 0577-67-0002.000

SPLIT FROM ID

FLATWOODS FIRE TAX (100), HARNETT COUNTY TAX

(100), SOLID WASTE FEE (1)

LOT#2 CHARLES W PRICE 4.37ACS MAP#2000-522

Reval Year: 2022 Tax Year: 2025

Appraised By 00 on 01/01/2022 01400A US 401 S, JOEL JOHNSON RD, ROSS RD RURAL

CARD NO. 1 of 1

4.3700 AC

TW-10 CI- FR-

4.2600 AC

SRC= Estimated

AT- LAST ACTION 20240823

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
50	RURAL HOME SITE	01	SINGLE FAMILY RESIDENTIAL	1 - 1.0 Story	3,096	1994	1994

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				2.000	6000.00
Bedrooms				3.000	
Foundation		4 Spread Footing			1.00
Sub Floor System		3 Slab Above Grade			0.00
Exterior Walls		08 Masonite on Sheathing			0.20
Roofing Structure		03 Gable			0.00
Roofing Cover		03 Asphalt or Composition Shingle			0.00
Interior Wall Construction		5 Drywall/Sheetrock			0.00
Interior Floor Cover		14 Carpet			0.00
Interior Floor Cover		08 Sheet Vinyl			0.00
Heating Fuel		03 Gas			0.00
Heating Type		04 Forced Hot Air/FHA - Ducted			3.80
Air Conditioning Type		03 Central			3.70

ATTACHMENTS					DEPRECIATION	NB FACTOR
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	NORM	0.19000 1.15000
BAS	1,880	120.70	0.8100	188662		
FCP	484	18.90	0.9800	8965		
FGD	540	30.00	0.9800	15876		
FOP	192	28.70	1.0000	5510		

BUILDING ADJUSTMENTS	
GRADE	C

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01		STORAGE		12	15	180	10.00	0.00	-	0.94	2000	2000	S2		25	360
39		CANOPY		10	15	150	5.00	0.00	-	1.00	2000	2000	S3		60	383
39		CANOPY		10	15	150	5.00	0.00	-	1.00	2000	2000	S3		60	383
39		CANOPY		12	15	180	5.00	0.00	-	1.00	2000	2000	S3		60	459

TOTAL OB/XF VALUE

1585

BLDG DIMENSIONS

BAS=S15W20S24E52N5E8N19W8N15W32Area:1880;FOP=S8W24N8E24Area:192;FCP=E22N22W22S22Area:484;FGD=E22N5E10N10W10N5W22S20Area:540;TotalArea:3096

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL	5010				1.0000	0	0.8000	+00 +00 +00 -20 +00		23,000.00	1.000	AC	0.800	18,400.00	18400	0	
WOOD I	6113				1.0200	0	0.8000	+00 +00 +00 -20 +00		7,000.00	3.260	AC	0.820	5,740.00	18712	0	

TOTAL MARKET LAND DATA

4.26

37112

TOTAL PRESENT USE DATA

10-0567- - -0002- (7902957) Group:0

6/25/2025 9:03:44 AM.

CRENDENCE TO

MARKET

DEPR. BUILDING VALUE - CARD

204,011

DEPR. OB/XF VALUE - CARD

1,590

MARKET LAND VALUE - CARD

37,110

TOTAL MARKET VALUE - CARD

242,701

TOTAL APPRAISED VALUE - CARD

242,711

TOTAL APPRAISED VALUE - PARCEL

242,711

TOTAL PRESENT USE VALUE - LAND

0

TOTAL VALUE DEFERRED - PARCEL

0

TOTAL TAXABLE VALUE - PARCEL \$

242,711

PRIOR APPRAISAL

PERMIT

BUILDING VALUE 83,400

CODE DATE NO.

OBXF VALUE 8,540

LAND VALUE 29,800

PRESENT USE VALUE 0

DEFERRED VALUE 0

ROUT: WTRSHD:

TOTAL VALUE 121,740

SALES DATA

OFF. RECORD

BOOK PAGE

DATE

MO YR

DEED TYPE

Q/U

V/I

INDICATE SALES PRICE

04248 2440 8 2024 WD Q I 65,000

04012 0504 7 2021 WD A I 350,000

03561 0464 11 2017 WD A I 263,000

01978 0770 9 2004 WD Q I 124,000

01279 0529 6 1998 WD X I 72,500

01036 0994 2 1994 WD E V 22,500

00951 0395 12 1991 C X V 0

00896 0670 11 1989 WD X V 14,000

HEATED AREA 1,880

NOTES

RM/KF 9-02 M0577

0537