

BENCHIMOL MATTHEW DEAN Parcel ID: 01-0535-02-12-0100-69-
 124 GALLERY DR UNIT 304 SPRING PLAT: 2008/319 UNIQ ID 278586 SPLIT FROM ID
 LAKE NC 28390 ID NO: 0515-08-5800.000
 1500017693
 ANDERSON CREEK FIRE TAX (100), HARNETT COUNTY
 TAX (100), SOLID WASTE FEE (1)
 UNIT # 304 BDG#124 FAIRWAY MAP#2008-319
 Reval Year: 2022 Tax Year: 2022
 Appraised By: 00 on 01/01/2022 00148 FAIRWAY POINTE
 CARD NO. 1 of 1
 0.0000 AC
 TW-01 CL- FR-
 SRC= Inspection
 AT- LAST ACTION 20220929
 EX- 0.0000 AC
 CORRELATION OF VALUE

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	MARKET																																																																																																
04	CONDOMINIUM	03	CONDOMINIUMS	1 - 1.0 Story	1,762	2008	2008	192,385																																																																																																
<table border="1"> <thead> <tr> <th>CATEGORY</th> <th>CODE</th> <th>DESCRIPTION</th> <th>BASE RATE</th> <th>COUNT</th> <th>RATE</th> </tr> </thead> <tbody> <tr> <td>Bathrooms</td> <td></td> <td></td> <td></td> <td>2,000</td> <td>6000.00</td> </tr> <tr> <td>Bedrooms</td> <td></td> <td></td> <td></td> <td>2,000</td> <td></td> </tr> <tr> <td>Foundation</td> <td>4</td> <td>Spread Footing</td> <td></td> <td></td> <td>1.00</td> </tr> <tr> <td>Sub Floor System</td> <td>3</td> <td>Slab Above Grade</td> <td></td> <td></td> <td>0.00</td> </tr> <tr> <td>Exterior Walls</td> <td>18</td> <td>Maximum Siding</td> <td></td> <td>3,50</td> <td></td> </tr> <tr> <td>Exterior Walls</td> <td>21</td> <td>Face Brick</td> <td></td> <td>2,20</td> <td></td> </tr> <tr> <td>Roofing Structure</td> <td>03</td> <td>Gable</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Roofing Cover</td> <td>03</td> <td>Asphalt or Composition Shingle</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Interior Wall Construction</td> <td>5</td> <td>Drywall/Sheetrock</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Interior Floor Cover</td> <td>12</td> <td>Hardwood</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Interior Floor Cover</td> <td>14</td> <td>Carpet</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Heating Fuel</td> <td>04</td> <td>Electric</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Heating Type</td> <td>10</td> <td>Heat Pump</td> <td></td> <td>3.80</td> <td></td> </tr> <tr> <td>Air Conditioning Type</td> <td>03</td> <td>Central</td> <td></td> <td>3.70</td> <td></td> </tr> <tr> <td>Structural Frame</td> <td>02</td> <td>Wood Frame</td> <td></td> <td>0.00</td> <td></td> </tr> </tbody> </table>									CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE	Bathrooms				2,000	6000.00	Bedrooms				2,000		Foundation	4	Spread Footing			1.00	Sub Floor System	3	Slab Above Grade			0.00	Exterior Walls	18	Maximum Siding		3,50		Exterior Walls	21	Face Brick		2,20		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	12	Hardwood		0.00		Interior Floor Cover	14	Carpet		0.00		Heating Fuel	04	Electric		0.00		Heating Type	10	Heat Pump		3.80		Air Conditioning Type	03	Central		3.70		Structural Frame	02	Wood Frame		0.00	
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TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	DEPRECIATION	NB FACTOR	NOTES
BAS	1,612	123.35	0.8400	172066	NORM	0.09000	NEW CONDO FOR 09-90% UC F
FOP	102	28.70	1.0000	2927			OR 09
FST	48	22.50	1.1000	1188			100% FOR 010
FIREPLA 2 - Pre							
CE		1,850					HEATED AREA 1,612

GRADE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
72	LEASEHOLD		0	0	1	1.00	100.00	---	0.00	2008	50		100	1
TOTAL OB/XF VALUE														
BLDG DIMENSIONS BAS=1612*FOP=102*FST=48\$.														

HIGHEST AND BEST USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RE 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
LEASE INT	9000			1.0000	0	1.0000			0.00	0.000	AC	1.000	0.00	0	0	
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																

01-0535-02-12-0100-69- (7598505) Group:0 8/28/2023 3:15:39 PM.

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