

# HAL OWEN & ASSOCIATES, INC.

SOIL & ENVIRONMENTAL SCIENTISTS

P.O. Box 400, Lillington, NC 27546-0400

Phone (910) 893-8743 / Fax (910) 893-3594

[www.halowensoil.com](http://www.halowensoil.com)

---

13 March 2025

Danny Davis

Reference: Preliminary Soil Investigation  
1850 Shady Grove Road; PIN 0523-77-4741

Dear Mr. Davis,

A site investigation has been conducted for a portion of the above referenced property, located on the southern side of Shady Grove Road in Harnett County, North Carolina. The purpose of this investigation was to determine the site's ability to support subsurface wastewater dispersal systems. This report and map are intended for planning purposes only and not for lot recordation.

All sewage disposal ratings and determinations were made in accordance with the Rules for "Wastewater Treatment and Dispersal Systems", 15A NCAC 18E. This report represents my professional opinion as a Licensed Soil Scientist but does not guarantee or represent permit approval for any lot by the Local Health Department. An application for an approved wastewater system shall be made to the Local Health Department that specifies the proposed building size and location and the design and location of the wastewater system to be installed.

The soils were evaluated under moist soil conditions through the advancing of auger borings. This evaluation included observations of topography and landscape position, soil morphology (texture, structure, clay mineralogy, organics), soil wetness, soil depth, and restrictive horizons. Soil units shown on the attached map represent dominant soil types with similar profiles but may include minor components of contrasting soil types.

The soils shown as suitable on the attached map are excellent to support subsurface wastewater dispersal systems. You should expect that approximately 50 feet of accepted status (25% reduction) drainline would be required for the initial system per bedroom in any proposed residence.

The soils shown as suitable for low profile chamber systems are limited in soil depth to the extent that low profile chamber type drainlines installed at-grade will likely be required. Due to ultra shallow trench depths, the addition of approximately six inches of approved soil will be necessary to completely cover the system. You should expect that approximately 70 feet of low profile chamber drainlines would be required for the initial system per bedroom in any proposed residence.

The unsuitable soil area is so rated due to inadequate soil depth to excessive soil wetness conditions and/or unsuitable landscape position. The potential to modify these areas to allow for subsurface wastewater dispersal systems is severely limited. Some of this area will likely support building foundations, and homes could be sited in this area. Wastewater systems that utilize pumps to conventional drainlines are recommended if you wish to locate homes on unsuitable soils and attempt to maximize the usable portion of the property.

The soils underlying the investigated portion of this property appear adequate to support the subsurface wastewater dispersal system needs of an additional two-bedroom residence. Note that soils within the area that had been cleared on site consisted of a mix of unsuitable and low profile. Additionally, the system will likely require a pump. I appreciate the opportunity to provide this service and trust that you will feel free to call on me again in the future. If you have any questions or need additional information, please contact me at your convenience.



Sincerely,

A handwritten signature in cursive script that reads "Britt Wilson".

Britt Wilson  
Licensed Soil Scientist



## Legend

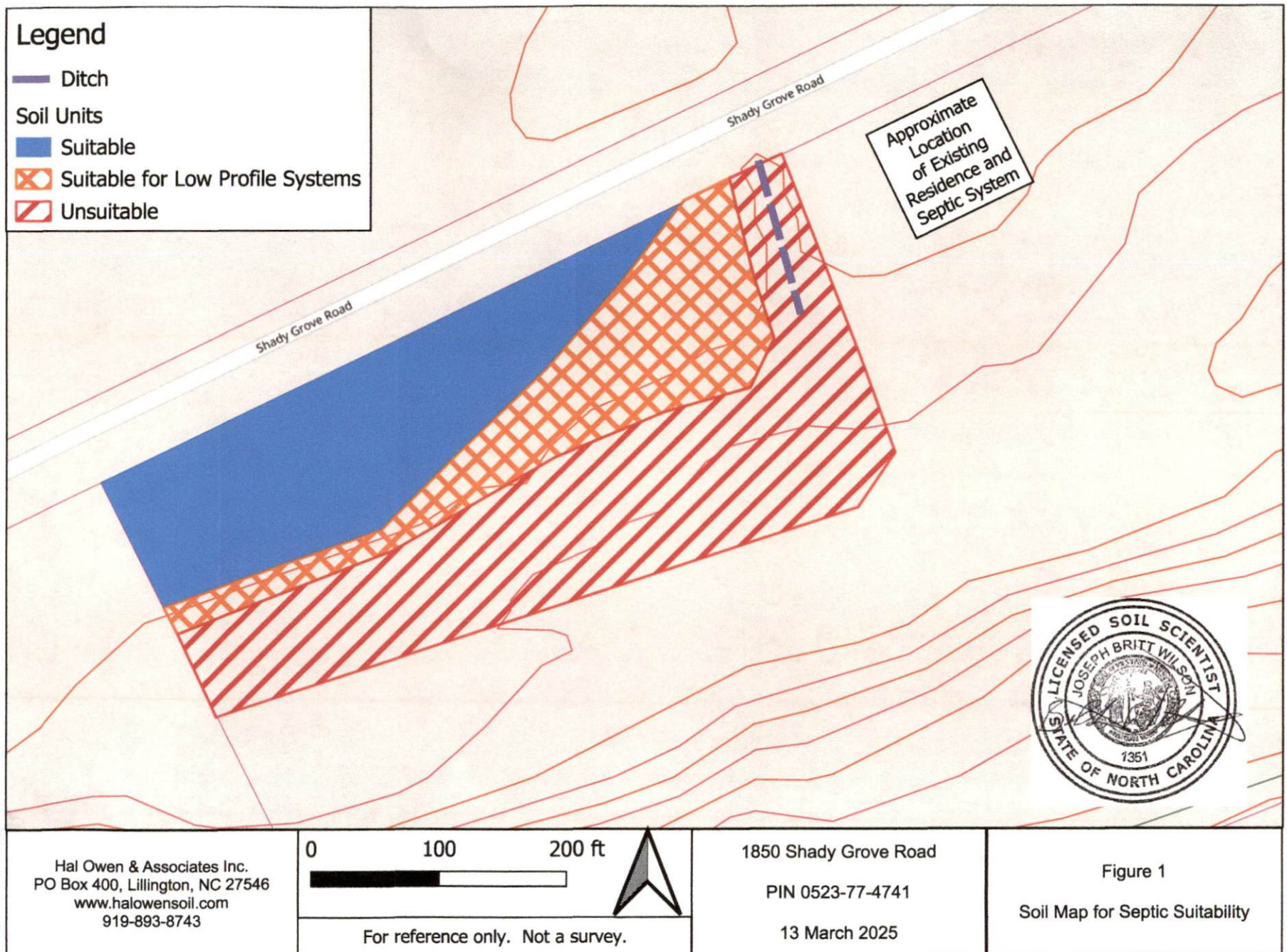
— Ditch

### Soil Units

■ Suitable

▨ Suitable for Low Profile Systems

▨ Unsuitable



**1850 Shady Grove Rd, Spring Lake, NC 28390-8458, Harnett County**

APN: 010523 0019 09 CLIP: 1037838303

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	1	\$105,000	04/13/2023
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,086	737,604	2023	RUR HMST	

**OWNER INFORMATION**

Owner Name	Versoza Mitchell C	Tax Billing City & State	Spring Lake, NC
Owner Name 2	Versoza Abigail K	Tax Billing Zip	28390
Owner Occupied	Yes	Tax Billing Zip+4	8458
Tax Billing Address	1850 Shady Grove Rd		

**COMMUNITY INSIGHTS**

Median Home Value	\$340,467	School District	HARNETT COUNTY SCHOOLS
Median Home Value Rating	5 / 10	Family Friendly Score	60 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	61 / 100	Walkable Score	21 / 100
Total Incidents (1 yr)	37	Q1 Home Price Forecast	\$353,659
Standardized Test Rank	28 / 100	Last 2 Yr Home Appreciation	14%

**LOCATION INFORMATION**

Subdivision	Gavin Ventures LLC Tr 3	Zoning	RA-20R
Census Tract	712.01	Within 250 Feet of Multiple Flood Zone	No

**TAX INFORMATION**

Parcel ID	010523 0019 09	Lot #	3
Alt. Tax ID	0523-77-4741.000	% Improved	53%
Legal Description	TR#3 GAVIN VENTURES LLC MAP P#2021-504		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$302,488	\$114,350	\$114,350
Assessed Value - Land	\$143,600	\$114,350	\$114,350
Assessed Value - Improved	\$158,888		
YOY Assessed Change (\$)	\$188,138	\$0	
YOY Assessed Change (%)	164.53%	0%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$802		
2023	\$802	\$0	0%
2024	\$2,120	\$1,319	164.53%

**CHARACTERISTICS**

Land Use - County	Rural Homesite	Building Sq Ft	3,086
Land Use - CoreLogic	Rural Homesite	Ground Floor Area	1,440
Lot Acres	16.9331	Gross Sq Ft	4,104
Lot Sq Ft	737,604	Bedrooms	3
Year Built	2023	Full Baths	2
Effective Year Built	2023	Half Baths	1
# of Buildings	1	Total Baths	3

**SELL SCORE**

Rating	High	Value As Of	2025-03-30 04:42:13
Sell Score	731		

**ESTIMATED VALUE**

RealAVM™	\$328,600	Confidence Score	78
RealAVM™ Range	\$293,700 - \$363,400	Forecast Standard Deviation	11
Value As Of	03/17/2025		



(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2153	Cap Rate	5.3%
Estimated Value High	2419	Forecast Standard Deviation (FSD)	0.12
Estimated Value Low	1887		

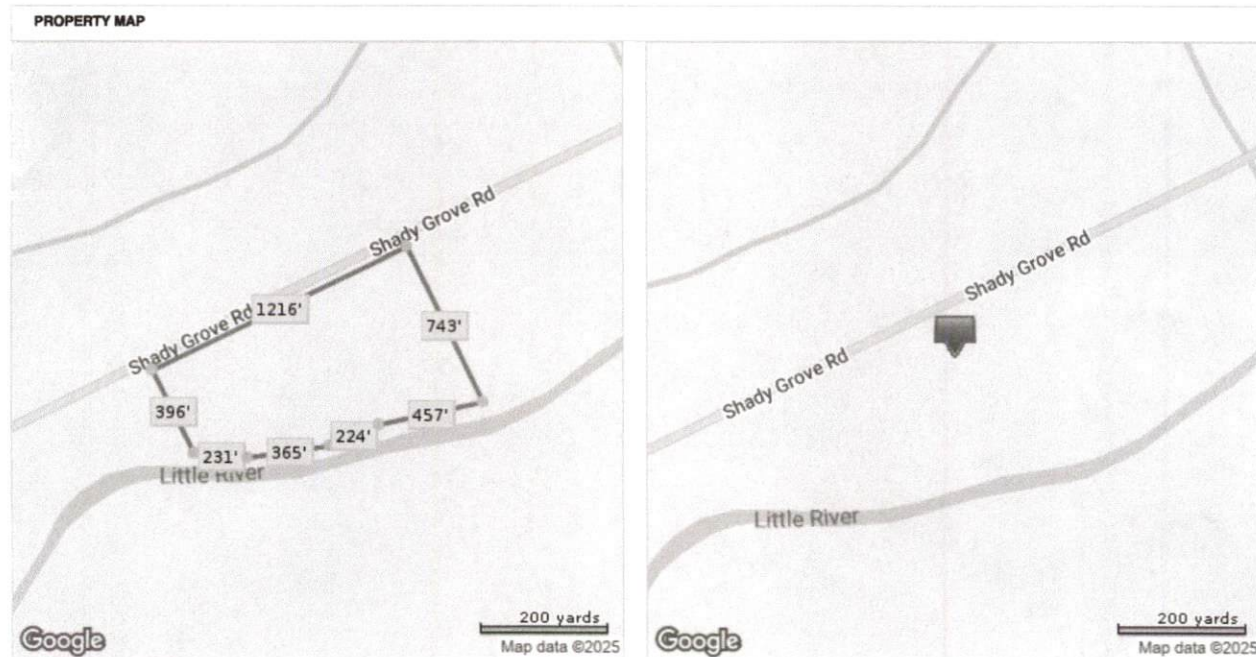
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	04/13/2023	Owner Name 2	Versoza Abigail K
Recording Date	04/14/2023	Seller	Abj Investments LLC
Sale Price	\$105,000	Book/Page	4189-325
Price Per Square Feet	\$34.02	Deed Type	Warranty Deed
Owner Name	Versoza Mitchell C		

Sale/Settlement Date	04/13/2023	01/07/2022
Recording Date	04/14/2023	01/10/2022
Sale Price	\$105,000	\$1,502,500
Multi/Split Sale Type		Multi
Buyer Name	Versoza Mitchell C & Abigail K	Abj Investments LLC
Seller Name	Abj Investments LLC	Gavin Ventures LLC
Book/Page	4189-325	4099-808
Document Type	Warranty Deed	Warranty Deed

MORTGAGE HISTORY		
Mortgage Date	11/16/2023	07/20/2023
Mortgage Amount	\$5,000,000	\$432,534
Mortgage Lender	Truist Bk	Cardinal Fin'l Co Lp
Mortgage Code		Va



\*Lot Dimensions are Estimated