

Chatham County Property Record Card

DATE 12/16/22 PAGE 1
 TIME 10:10:45
 USER CHNICK
 WOLF GREGORY T
 WOLF SUSANNE H
 602 LAUREL HILL RD
 CHATHAM CO TAX DEPARTMENT
 PROPERTY CARD
 FOR YEAR 2022
 PIN... 9763 01 06 5802 PROG# AS2006
 PARCEL ID.. 0002065
 LOCATION... 94 SUNNY RIDGE LN
 DEED YEAR/BOOK/PAGE.. 1996 409 0246
 PLAT BOOK/PAGE..
 LEGAL DESC:L4-54
 TOWNSHIP... 2 BALDWIN
 NC 27514-
 CHAPEL HILL
 DESCRIPTION
 RESIDENTIAL
 NBRHOOD... 0253B HISTORIC BYNUM
 2021 REVIEW AJ
 ASSESSMENT AVF 3.00
 OWNER ID.. 28323
 DISTRICT.. 107 NORTH CHATHAM FIRE DIST
 .00

MAINTAINED.. 4/20/2021 BY CHJWTTX VALUED.. 8/16/2022 BY CHCLACK
 VISITED..... 11/04/2019 BY DSD TYPE OF REVIEW
 PARCEL STATUS... ACTIVE

 * LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *
 ROUTING#...
 CATEGORY... REAL & LISTED PERSONAL

DEED BK/PAGE SALE DATE SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME
 409 0246 12/31/1996 WARRANTY DEED OTHER WOLF GREGORY T & SUSANNE H

 LAND SEGMENTS

| LAND # | ZONE | STRAT CODE | LAND TYPE/CODE | LAND QTY | AVERAGE LAND RATE | DPT% | SHP% | LOC% | SIZ% | OTH% | TOP% | TOT ADJ | CURRENT FMV |
|---------------------|------|------------|----------------|----------|-------------------|------|-------|--------|------|------|------|------------------|-------------|
| 1 | R-1 | 100 | AC B | 1.000 | 86,000.00 | .00 | .00 | 100.00 | .00 | .00 | .00 | 90.00 | 86,000 |
| 2 | R-1 | 100 | AC R | 2.150 | 21,500.00 | .00 | 90.00 | 100.00 | .00 | .00 | .00 | .00 | 41,602 |
| 3 | R-1 | 100 | AC S | 2.000 | 64,500.00 | .00 | .00 | 100.00 | .00 | .00 | .00 | TOTAL LAND FMV.. | 129,000 |
| TOTAL ACRES.. 5.150 | | | | | | | | | | | | | |

MAIN FIN AREA.. 2,629.00 ACT/EFF YR/AGE.. 1967 54
 IMPROVEMENT # 1 MAJOR IMPR-M
 VISITED.. 11/04/2019 BY DSD
 MAINTAINED.. 4/20/2021

STRAT..... 100 94 SUNNY RIDGE LN
 LOCATION #.....
 DESCRPT..... CONTEMPORARY
 #BED: 4 #BTH: 2.0
 BY CHJWTTX #HBTH:

| COMPONENT | TYPE/CODE/DESC | PCT | UNITS | RATE | STR# | STR% | SIZ% | HGT% | PER% | CDS% | COST | %CMPL |
|-----------|----------------------|-----|---------|---------|------|--------|--------|------|------|------|---------|-------|
| AC 12 | FRAME DECK | 100 | 1113.00 | 16.70 | | | 90.00 | | | | 16,728 | |
| AC 12 | FRAME DECK | 100 | 40.00 | 16.70 | | 100.00 | 106.00 | | | | 708 | |
| AC 13 | FRAME GARAGE FINISHE | 100 | 612.00 | 28.80 | | | 98.00 | | | | 17,273 | |
| MA 37W | SINGLE FAMILY UNIT W | 100 | 2323.00 | 92.25 | 1.00 | | 76.00 | | | | 162,865 | |
| EW 06 | WOOD SIDING | 100 | 216.00 | .00 | | | | | | | 0 | |
| - EP 05 | WOOD PANEL | 100 | 2323.00 | .00 | | | | | | | 0 | |
| - FP 05 | ONE STORY DOUBLE | 100 | 1.00 | 5500.00 | | | | | | | 5,500 | |
| - HC 07 | PACKAGED HEAT/COOL | 100 | 2323.00 | 3.10 | | | 76.00 | | | | 5,472 | |
| MA 88W | FINISHED UPPER / WOO | 100 | 306.00 | 60.00 | 1.00 | | 76.00 | | | | 13,953 | |
| EW 05 | WOOD PANEL | 100 | 306.00 | .00 | | | | | | | 0 | |
| - EW 05 | WOOD PANEL | 100 | 306.00 | .00 | | | | | | | 0 | |
| - HC 07 | PACKAGED HEAT/COOL | 100 | 306.00 | 3.10 | | 100.00 | 76.00 | | | | 720 | |

RCN... PCT COMPLETE 100 x 223,221

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CHATHAM CO TAX DEPARTMENT
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 FOR YEAR 2022

PIN... 9763 01 06 5802 PROG# AS2006

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| COMPONENT TYPE/DESC | PARCEL ID.. | UNITS | RATE | STR# | STR% | STR% | STR% | STR% | STR% | HGT% | PER% | CDS% | COST | %CPL |
|---------------------|-------------|-------|--------------------|------|------|------|------|------|------|------|--------|------|---------|------|
| QUAL.. QG C+ | 0002065 | --- | 1--MAJOR-IMPR-M | | | | | | | | | | 245,543 | |
| DEPR.. AV | | | DEPRECIATION 54YR | | | | | | | | 81,028 | | 81,028 | T |
| --FMV... | MR 0253B | | BYNUM MILL VILLAGE | | | | | | | | | | 378,384 | |

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CHATHAM CO TAX DEPARTMENT
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PIN... 9763 01 06 5802 PROG# AS2006

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PARCEL ID.. 0002065

IMPROVEMENT # 2 MAJOR IMPR-M

| LOCATION # | 94 SUNNY RIDGE LN | #BED: | 2 | #BTH: | 1.0 | #HBTH: | | | | | | |
|------------|-----------------------------|-------|---------|---------|------|--------|--------|------|--------|------|------|----------|
| COMPONENT | TYPE/CODE/DESC | PCT | UNITS | RATE | STR# | STR% | SIZ% | HGT% | PER% | CDS% | COST | %CMPL |
| AC 06 | COVERED PORCH | 100 | 140.00 | 28.70 | | 100.00 | 100.00 | | | | | 4,018 |
| AC 08 | ENCLOSED FRAME PORCH | 100 | 100.00 | 47.15 | | 100.00 | 100.00 | | | | | 4,715 |
| AC 37 | PATIO/TERRACE | 100 | 487.00 | 11.35 | | 100.00 | 100.00 | | | | | 4,974 |
| MA 37W | SINGLE FAMILY UNIT W | 100 | 1034.00 | 92.25 | 1.00 | 100.00 | 99.00 | | | | | 94,432 |
| EW 06 | WOOD SIDING | 100 | 170.00 | .00 | | | | | | | | 0 |
| EW 05 | WOOD PANEL | 100 | 1034.00 | .00 | | | | | | | | 0 |
| FP 05 | ONE STORY DOUBLE | 0 | 1.00 | 5500.00 | | | 99.00 | | | | | 5,500 |
| HC 07 | PACKAGED HEAT/COOL | 100 | 1034.00 | 3.10 | | | | | | | | 3,173 |
| PL RS | NUMBER OF FIXTURES | 0 | 3.00- | 1075.00 | | | | | | | | 3,225- |
| RCN... | PCT COMPLETE | | | | | | 100 | x | | | | 113,587 |
| QUAL.. | QUALITY GRADE C- | | | | | | 95.00 | x | | | | 107,907 |
| DEPR.. | DEPRECIATION 100+YR | | | | | | 35.00 | - | 37,767 | | | 37,767 T |
| --FMV... | MR 0253B BYNUM MILL VILLAGE | | | | | | 230.00 | x | | | | 161,322 |

Chatham County Property Record Card (cont'd)

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 TIME 10:10:45 PROPERTY CARD AS2006
 USER CHNICK FOR YEAR 2022

WOLF GREGORY T PARCEL ID.. 0002065
 COMPONENT TYPE/CODE/DESC PCT UNITS STR# STR% SIZ% HGT% PER% CDS% COST %CMPL
 MS 28 STORAGE BLDG UNFINIS 100 216.00 11.00 4--MISG-IMPR-X- 100.00 94.00 100.00 2,233
 RCN... PCT COMPLETE 100 X 2,233
 QUAL.. QG D QUALITY GRADE D 85.00 X 1,898
 DEPR.. D2 MISC DEPREC: AGE TO 75.00 - 1,423 T
 --FMV... 475

----- IMPROVEMENT # 5 MAJOR IMPR-M -----
 MAIN FIN AREA.. 840.00 ACT/EFF YR/AGE.. 1990 31 VISITED.. 11/06/2019 BY DSD
 MAINTAINED.. 4/20/2021

STRAT..... 100 DESCRPT..... CONVENTIONAL #BED: 1 #BTH: 1.0 BY CHJWTFAX
 LOCATION #..... 94 SUNNY RIDGE LN #HBTH:
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL
 AC 12 FRAME DECK 100 99.00 16.70 100.00 100.00 1,653
 MA 37W SINGLE FAMILY UNIT W 100 840.00 92.25 1.00 106.30 82,371
 EW 06 WOOD SIDING 100 116.00 .00
 EW 05 WOOD PANEL 100 840.00 .00
 FP 01 NONE 0 1.00 .00
 HC 07 PACKAGED HEAT/COOL 100 840.00 3.10 2,767
 PL RS NUMBER OF FIXTURES 0 3.00- 1075.00 3,225-

RCN... PCT COMPLETE 100 X 83,567
 QUAL.. QG D+ QUALITY GRADE D+ 90.00 X 75,210
 DEPR.. FR DEPRECIATION 31YR 36.00 - 27,075 T
 --FMV... MR 0253B BYNUM MILL VILLAGE 230.00 X 110,710

