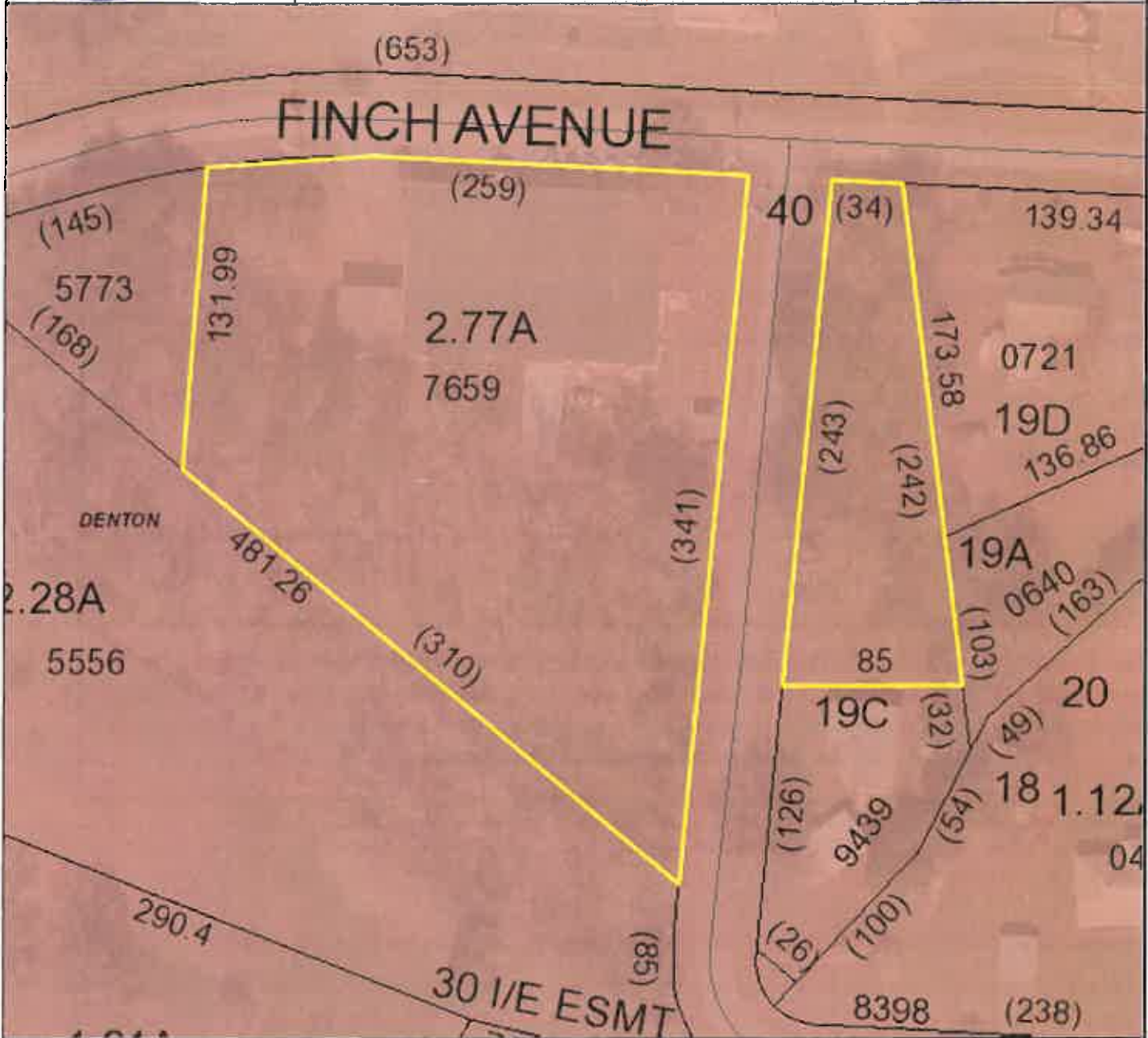




Davidson County GIS



Parcel Number : 0705500120019B
Pin Id : 6668-02-75-7659
Owner : CROOK MELISSA A
 705 LOFLIN RD
 DENTON NC 27239
Property Address: 265 W FINCH AVE
Township: 07
Building Value:
Land Value:

Land Units: 2.77 AC
Deed Book: 2231 Pg: 0725
Deed Date: 07/26/2016
Account Number: 9224600
Exempt Code:
Other Building Value: \$0
Market Value: \$124,180

Assessed Value:

\$124,180 Deferred Value:

\$0

Legal Description : P=1-11 B12 L19B BK2231-725 FINCH AV

Additional Attributes

Fire Service Districts

Sq.Miles 2.07
Name DENTON FD

Townships

Sq. Miles 52.38
Name EMMONS

County Zoning Districts

Zone

Soil Types

DSL Name CcB
Soil Name Cecil sandy loam
Type Sandy loam
Percent S1 2 to 8 percent slopes
Hydric 0

Municipal Boundary

Name DENTON
SQ Miles 1.94



1 inch = 79 feet

The information contained on this map does not replace information that may be obtained by consulting the official source of the information. In no event shall Davidson County, NC or the consultants of Davidson County, NC be liable for any damages, direct or consequential, from the use of the information contained on this map.

CROOK MELISSA A
265 W FINCH AVE
9224600

Return/Appeal Notes:

Parcel: 07-055-0-012-0019-B
PLAT: / UNIQ ID 247198
ID NO: 6668-02-75-7659

Owner: CROOK MELISSA A

DENTON HOSTERY MILLS INC

CARD NO. 1 of 1

Reval Year: 2015 Tax Year: 2019

P=1-11 B12 L19B BK2231-725 FINCH AV

2.7700 AC

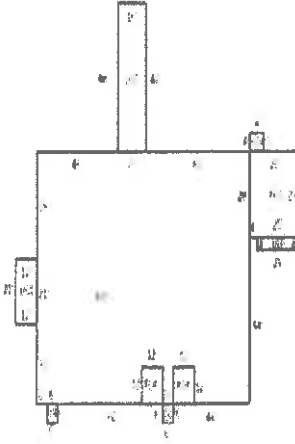
SRC= Owner

Appraised by 23 on 01/01/2015 00707 DENTON CITY

TW-07

CL-32 FR-EX- AT-

LAST ACTION 20180404

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE						
Foundation - 3	Continuous Footing	USE MOD	Area	QUAL	BASE RATE	RCN	EYB	AYB	AP	Additional Physical	0.05000	CREDENCE TO	MARKET				
6.00	17.00	48	D6	11,604	83	24.90	288940	1960	1960	Standard	0.70000	% GOOD	25.00				
Sub Floor System - 5	Wood	TYPE: WAREHOUSE															
18.00		WAREHOUSE/INDUSTRIAL															
Exterior Walls - 02	Corrugated Metal	STYLE: 1 - 1.0 Story															
18.00	0.00																
Roofing Structure - 07	Wood Truss																
14.00																	
Roofing Cover - 05	Rubber Composition Membrane																
10.00																	
Interior Wall Construction - 1	Masonry or Minimum																
2.00																	
Interior Floor Cover - 09	Pine or Soft Woods																
11.00																	
Heating Fuel - 04	Electric																
1.00																	
Heating Type - 10	Heat Pump																
5.00																	
Air Conditioning Type - 03	Central																
8.00																	
Structural Frame - 04	Masonry																
13.00																	
Ceiling & Insulation - 05	Not Suspended - Ceiling Insulated																
5.00																	
Average Rooms Per Floor - 3	Average Rooms Per Floor																
0.00																	
Plumbing Fixtures																	
6.00	4.000																
TOTAL POINT VALUE		114,000															
BUILDING ADJUSTMENTS																	
Non-Std Wall	8	Non-Std Wall Height	0.8900														
Quality	1	Minimum	0.7500														
Shape/Design	2	Rectangle	1.0000														
Size	2	Size	1.0900														
TOTAL ADJUSTMENT FACTOR		0.730															
TOTAL QUALITY INDEX		83															
																	
Click on Image to enlarge																	
SALES DATA																	
OFF. RECORD BOOK	DATE	DEED	INDICATE SALES PRICE														
022310725	7	2018	WD* U	1	62500												
BUILDING AREA 10,292																	
NOTES																	
VAL ADJ PER APPEAL FOR 201210% FUN REMOVED FOR 98																	
ADDN FOR 91																	
SUBAREA																	
TYPE	GS AREA	% RPL CS	CODE	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	10,004	100	249100	TOTAL OB/XF VALUE													0
FOF	288	150	10757														0
FOP	36	050	448														0
ULP	100	030	747														0
UOP	84	025	523														0
UST	1,832	060	27365														0
FIREPLACE	1	None	0														0
SUBAREA TOTALS		12,344		288,940													
BUILDING DIMENSIONS BAS=W60W16W46S35S21S26E6E6E6E6E44N54N28Area:10004;ULP=S4E25M4W25Area:100;UOP=S6W8N6E8Area:48;UST=M8W16S48E16Area:768;FOP=S6E6N6W6Area:36;UOP=S6E6N6W6Area:36;UST=W12S21E12N21Area:252;FOF=N12W12S12E12Area:144;FOF=N12E12S12W12Area:144;UST=E4E25N28W29S28Area:812;TotalArea:12344																	
LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
INDUSTRIAL	D600	LI	293	0	1.0000	0	0.7500	SHAPE	PS	25,000.00	2.770	AC	0.750	18,750.00	51938	0	
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

Excise Tax **\$125.00**

Recording Time, Book and Page

Tax Lot No _____ Parcel Identifier No. **07-055-0-012-0019B**
Verified by _____ County on the ____ day of _____, 20__
By _____

Mail after recording to Grantee @ Hold BWS

This instrument was prepared by Gary J. Bowers, Attorney at Law, 10 LSB Plaza, Lexington, NC 27292

PREPARED WITHOUT TITLE EXAMINATION

Brief Description for the Index:

265 W. Finch Ave., Denton, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made July 25, 2016, by and between

GRANTOR	GRANTEE
Mallory W. Carrick and wife, Ruby C. Carrick 2552 Allred Road Lexington, NC 27292	Melissa A. Crook 705 Loffin Road Denton, NC 27239

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Emmons Township, Davidson County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All easements and rights of way for public roadways and public utilities appearing of record and/or located upon the premises.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Mallory W. Carrick (SEAL)
Mallory W. Carrick

Ruby C. Carrick (SEAL)
Ruby C. Carrick

NORTH CAROLINA
DAVIDSON COUNTY

I, the undersigned, a Notary Public, certify that **Mallory W. Carrick and wife, Ruby C. Carrick** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 26th day of July, 2016.

Gary J. Bowers
Notary Public

My Commission Expires:
7-17-2016

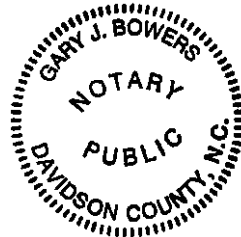


Exhibit "A"

BEGINNING in center of Finch Avenue, H.C. Cranford's corner; thence North 86 deg. West 652 feet to an iron stake at branch; thence South 57 deg. East 660 feet to an iron stake, Vernon Yates corner; thence North 32 deg. East 66 feet to a post oak Yates corner; thence North 25 deg. East 69 feet to a cedar; thence North 41 deg. East 4 feet to an iron stake, Cranford's corner in Yates line; thence North 4 deg. West with Cranford line to the beginning, containing 3 acres, more or less.

LESS AND EXCEPT the following tracts:

- (1) That \pm 8,320 square foot tract more particularly described in Deed Book 458, Page 479, Davidson County Registry, said description being incorporated herein by reference; and
- (2) That tract conveyed to the Town of Denton, more particularly described in Deed Book 956, Page 257, Davidson County Registry, said description being incorporated herein by reference.

The above described tract is commonly known as 265 W. Finch Avenue, Denton, North Carolina, and consist of all Davidson County Parcel # 07-055-0-012-0019B.

For reference see Deed Book 524, Page 12, Davidson County Registry.

