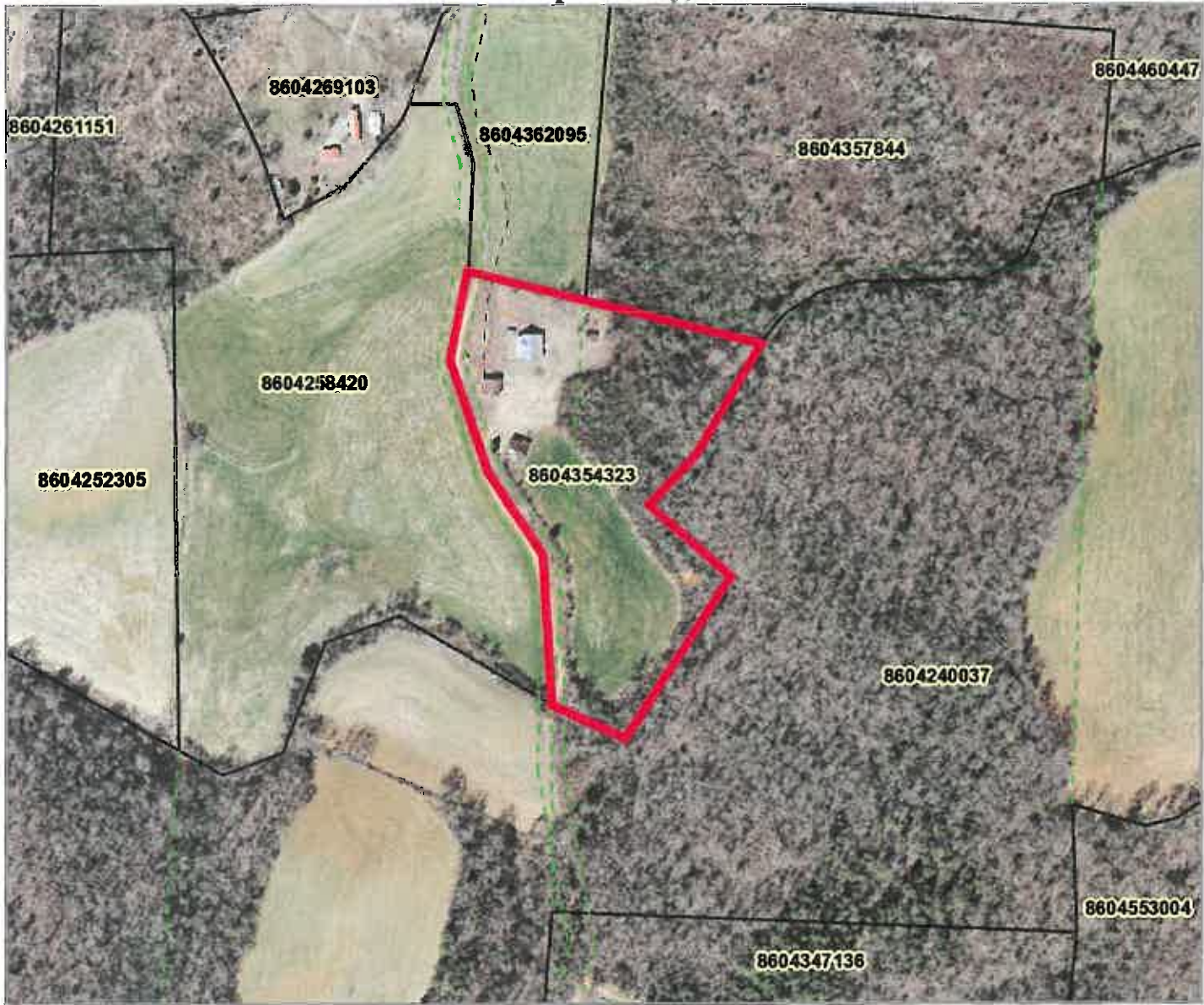


Randolph County, NC 7th



REID	68411	OWNER ADDRESS2	
PIN	8604354323	OWNER CITY	SEAGROVE
TAXED ACREAGE	7.01	OWNER STATE	NC
PROPERTY DESCRIPTION	R2866;S DEEDED ACCESS	OWNER ZIP	27341
DEED BOOK & PAGE	001581/00800	LOCATION ADDRESS	7517 ELBERT DAVIS RD
PLAT BOOK & PAGE	Not available	LOCATION ZIP	SEAGROVE,27341
OWNER	BRANSON, SHIRLEY RUTH	DATA REFRESHED	3/11/2018
OWNER ADDRESS	7517 ELBERT DAVIS RD		



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 333 feet
 3/16/2018

Property Summary

Tax Year: 2018

REID	68411	PIN	8604-35-4323	Property Owner	BRANSON, SHIRLEY RUTH
Location Address	7517 ELBERT DAVIS RD	Property Description	R2866;S DEEDED ACCESS	Owner's Mailing Address	7517 ELBERT DAVIS RD SEAGROVE NC 27341

Administrative Data		Transfer Information		Property Value	
Old Map #		Deed Date	11/12/1998	Total Appraised Land Value	24330
Market Area	1160	Deed Book	001581	Total Appraised Building Value	46580
Township	BROWER	Deed Page	00800	Total Appraised Misc Improvements Value	1630
Planning Jurisdiction	Randolph	Revenue Stamps		Total Cost Value	72540
City		Package Sale Date	11/12/1998	Total Appraised Value - Valued By Cost	72540
Fire District	COLERIDGE-ERECT	Package Sale Price		Other Exemptions	
Spec District		Land Sale Date		Exemption Desc	
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	1	Total Deferred Value	
Acreage	7.01	Total Units	0	Total Taxable Value	72540
Permit Date		Total Living Area	2304		
Permit #					

Building Summary

Card 1 7517 ELBERT DAVIS RD

Building Details		Building Description		Building Total & Improvement Details	
Bidg Type	SINGLE FAMILY RES	Year Built	1945	Effective Year	1945
Units	1	Additions	2	Remodeled	0
Living Area (SQFT)	2304	Interior Adj	FIREPLACE 1 STACK 1 OPENING (1.00)		
Number of Stories	1.20	Other Features			
Style	CONVENTIONAL			Grade	C- 92%
Foundation	CRAWL			Percent Complete	100
Frame				Total Adjusted Replacement Cost New	143020
Exterior	VINYL			Physical Depreciation (% Bad)	FAIR 55%
Const Type				Depreciated Value	64359
Heating	CENTRAL			Economic Depreciation (% Bad)	30
Air Cond	CENTRAL AC			Functional Depreciation (% Bad)	0
Baths (Full)	1			Total Depreciated Value	45051
Baths (Half)	0			Market Area Factor	1
Extra Fixtures	2			Building Value	46580
				Misc Improvements Value	1630
				Total Improvement Value	48210

Total Plumbing Fixtures 5
Bedrooms 0
Floor
Roof Cover
Roof Type
Main Body (SQFT) 1920

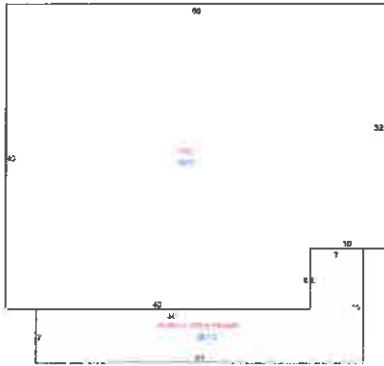
Assessed Land Value

Assessed Total Value

Addition Summary

Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OFFP	357
1.00	UPPER STORY	STRY	384

Building Sketch



Photograph



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
1	832	SIZE	BARN FLAT	19	1950	10	0	0	1230
1	400	UNITS	MISCELLANEOUS IMPROVEMENT	1	2000		0	0	400

Total Misc Improvements Value Assessed: 1630

Land Summary

Land Class: SINGLE FAMILY RES		Deeded Acres: 7.01		Calculated Acres: 7.02		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
RA		SECONDARY SITE	1.00 BY THE ACRE PRICE	\$9700		9700
RA		AGRICULTURE/WOODLAND	5.49 BY THE ACRE PRICE	\$3500	ACCESS/ESMT-70.00	13450
RA		AGRICULTURE/WOODLAND	0.52 BY THE ACRE PRICE	\$3500	COMBINATION-65.00	1180

Total Land Value Assessed: 24330

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	BRANSON, SHIRLEY RUTH	DEED	100	0		001581	00800	11/12/1998

Notes Summary

Building Card	Date	Line	Notes
P	9/11/2016	1	COMBINATION LAND ADJUSTMENTS AS OF 01/01/2014 MKT LAND LINE #3 LAND ADJUSTMENTS: ACCESS/ESMT (-30%) MISIMPROVEMENT (-5%) = 65% GOOD
P	2/15/2011	5	Deed Name: BRANSON,SHIRLEY
P	2/15/2011	4	LR Comment: R; PB92 PG77
P	2/15/2011	3	2 OBY'S - NV
P	2/15/2011	2	LR:REF 2405-296 ESMT, 25' ESMT AREA = 0.52 AC

Recording Fee

RE BOOK 1581
Page: 0800

B-00

Mail To: Daisy G. Davis; 7517 Elbert Davis Drive; Seagrove, North Carolina 27341
WARRANTY DEED PREPARED BY JANE H. REDDING, ASHEBORO, NORTH CAROLINA
STATE OF NORTH CAROLINA, Randolph County.
THIS DEED, Made this day of OCTOBER, 19 98, by and between Daisy Davis (widow), hereinafter called Grantor, and Shirley Branson (widow) of Randolph County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 7517 Elbert Davis Drive; Seagrove, North Carolina 27341.

WITNESSETH: That the Grantor, for and in consideration of the sum of One and 00/100 Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Township, Randolph County, North Carolina, described as follows:

BEGINNING at an existing iron rod, the southeast corner of Shirley Branson (Book 1342, Page 810), said point being a corner of Daisy Davis (Book 406, Page 488); thence along the Davis property line South 69 degrees 35 minutes 52 seconds East 328.23 feet to a new iron rod; thence South 69 degrees 35 minutes 52 seconds East 16.00 feet the center line of a creek set in the property line of said Davis property; thence South 33 degrees 37 minutes 18 seconds West 254.24 feet to a point in the center line of said creek; thence South 49 degrees 10 minutes 53 seconds West 133.28 feet to a point in the center line of said creek; thence South 43 degrees 31 minutes 23 seconds East 209.63 feet to a point in the center line of said creek; thence South 38 degrees 50 minutes 13 seconds West 373.31 feet to the center line of said creek; thence North 57 degrees 18 minutes 44 seconds West 160.59 feet to a point in the center line of said creek, said point also being a point in the line of Daisy Davis (Book 1213, Page 421); thence North 02 degrees 37 minutes 37 seconds East 18.36 feet to a new iron rod in the Daisy Davis property line (Book 1213, Page 421); thence along said property line North 02 degrees 37 minutes 37 seconds East 263.04 feet to a new iron rod set in said property line; thence North 28 degrees 00 minutes 17 seconds West 193.80 feet to a new iron rod set in said property line; thence North 12 degrees 44 minutes 52 seconds West 228.34 feet to a new iron rod set in said Davis property line; thence North 16 degrees 27 minutes 20 seconds East 189.09 feet to a new iron rod set in said property line; thence South 69 degrees 35 minutes 52 seconds East 36.72 feet to an existing iron rod, said point being the southwest corner of Shirley Branson (Book 1342, Page 810); thence South 69 degrees 35 minutes 52 seconds East 196.74 to an existing iron rod, being the point and place of the Beginning, containing 7.005 acres more or less according to a survey for Shirley Branson dated November 2, 1998 by Jerry King

The grantee, Daisy Davis is also known as D. B. Davis and is the widow of C. E. Davis, also known as Elbert Davis. Elbert Davis died intestate in May of 1987.

Redding & Redding prepared this instrument according to information provided by the grantor. Redding & Redding has neither examined nor certified title to this property.

The above land was conveyed to Grantor by See Book No. , Page .
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

(SEAL) * Daisy G. Davis (SEAL)
(SEAL) (SEAL)

STATE OF NORTH CAROLINA Randolph COUNTY.



Susan C. King, a Notary Public of said County, do hereby certify that Daisy Davis was personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 10 day of November, 1998.

Susan C. King, N.P.

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of _____

NORTH CAROLINA — RANDOLPH COUNTY

The foregoing certificate(s) of Susan C. King

Notary/Notaries Public is/are certified to be correct.

This 12 day of November, 19 98.

ANN SHAW, REGISTER OF DEEDS
by: [Signature] Register of Deeds