Map Lot 017-312-002-000 Account 3899 Location 4 COLLINS POINT RD Card 1 Of 1 8/05/2024

SLACK FAMILY REALTY TRUST
HOLMES - SOLE TRUSTEE, CARLA E
21 IROQUIS DRIVE
HENDERSONVILLE NC 28791

B40562P246

Previous Owner
SLACK, JANET M
21 IROQUOIS DRIVE

HENDERSONVILLE NC 28791
Sale Date: 1/11/2024

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data

Neighborhood	**5 Little Sebago**
Tree Growth Year	**0**
REVIEW	**0**
Bulding Permit	**0**
Zone/Land Use	**12 Limited Residential**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **8 Lake Water** **3 Holding Tank**

1.Public	4.Dug Well/Po	7.Cesspool
2.Water	5.Dug Well	8.Lake
3.Holding Ta	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

GIS Map	**17**
Field Review	**1**

Sale Data

Sale Date	**1/11/2024**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.Mobile	7.COM
2.L & B	5.Other	8.
3.Building	6.Condo	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Multiple
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Estate

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	145,237	35,725	0	180,962
2012	145,237	35,725	0	180,962
2013	145,237	35,725	0	180,962
2014	145,237	35,725	0	180,962
2015	145,200	35,700	0	180,900
2016	145,200	35,700	0	180,900
2017	145,200	35,700	0	180,900
2018	145,200	35,700	0	180,900
2019	363,300	48,800	0	412,100
2020	316,700	44,700	0	361,400
2021	316,700	44,700	0	361,400
2022	316,700	44,700	0	361,400
2023	316,700	53,700	0	370,400
Calc.	633,300	78,300	0	711,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Water (0-200)	11	180	000	100 %	0
12.Water (201-400				%	
13.Water (401-800				%	
14.Water (801-160				%	
15.Water (1601-32				%	
				%	
				%	

Square Foot	Type	Square Feet	Influence Factor	Influence Code
16.Water(3201-			%	
17.Water SF Ameni			%	
18.Water View			%	
19.Water Influenc			%	
20.ShoreFront A			%	
			%	
			%	

Fract. Acre / Acres	Type	Acreage/Sites	Influence Factor	Influence Code
21.Base Lot	20	0.25	50 %	6
22.Base Lot Vacan			%	
23.Base Lot Unpav			%	
24.Acres to 10			%	
25.Acres 11-30			%	
26.Acres 31-50			%	
27.Acres 51& over			%	
28.Acres 71 & Ove			%	
29.Woods (41+)			%	

Total Acreage 0.25

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environmental
9.Condo

Acres

30.Blueberry(1-20
31.Blueberry(21 -
32.Crop Land
33.Pasture
34.Shorefront B
35.Shorefront C
36.ANTENNA SITE
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Woodland
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.BA SF - Oce
46.SP Meadow Cond

Proposed Value

Gray

Map Lot 017-312-002-000 | Account 3899 | Location 4 COLLINS POINT RD | Card 1 Of 1 | 8/05/2024

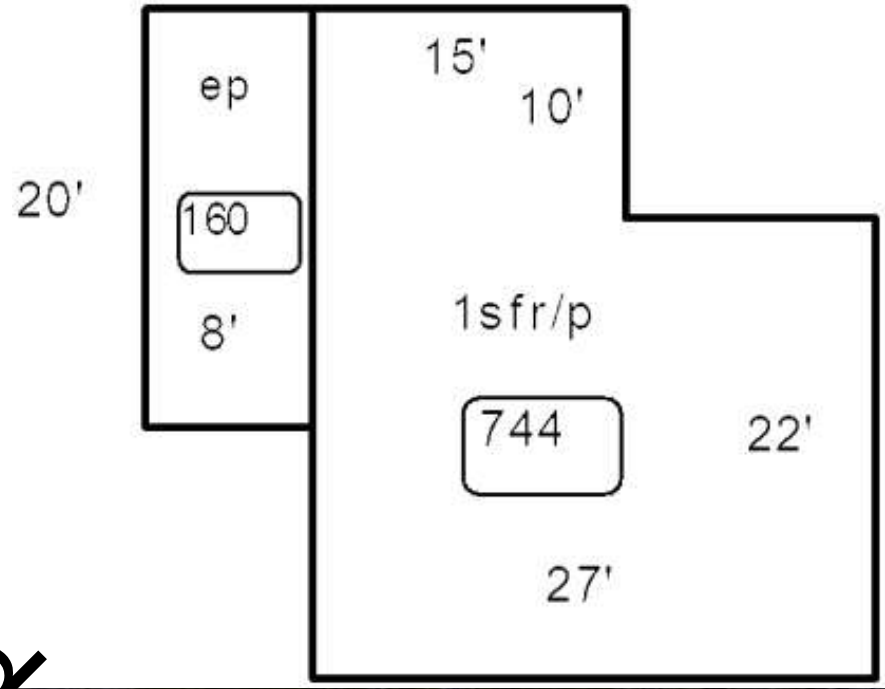
Building Style	**11 Cottage/Camp**	
1.Conv.	5.Garrison	9.NE farm
2.Ranch	6.Split	10.Colonia
3.R Ranch/	7.Contemp	11.Cottage
4.Cape	8.Log	12.Gambrel
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
1.Clapboar	5.Stucco	9.B & B
2.Vin/Al	6.Brick	10.Cemplan
3.Compos./	7.Stone	11.Concret
4.Asbestos	8.Wood Shi	12.Wood Bo
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim	**0**	
SOLAR VOLTAIC	**0**	
OPEN-4-	**0**	
Year Built	**1928**	
Year Remodeled	**1960**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crwl	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
Secondary Heat	**0**	
Heat Type	**100%**	**6 Monitor**
1.HWBB	5.FWA	9.None
2.HWCI	6.Monitor	10.UNH2F
3.HWRF	7.Electric	11.Geother
4.Steam	8.Fl/Wall	12.Heat/Co
Cool Type	**0%**	**9 None**
1.Central	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.SC Grade
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**744**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.Layout
2.O-Built	5.Bsmt	8.Long Term
3.Damage	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.No Power	6.Obsolete
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 7/28/2015



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1948	160	0 0	0	0 %	100 %	
24 Frame Shed	1965	36	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Proposed Value