

Property at 00022 SUNNYBROOK DRIVE

Prop ID 4170022

Printed 07-Feb-2024 2:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: URBAN SPACE PROPERTIES LLC
Second name:
Address: 627 PENNWOOD LANE
City/state: CHARLOTTE NC Zip: 28215

Location Information

Map: 019 Clerk map:
Lot: 4170022 Neigh.: Zone: R30 Vol: 783 Page: 006

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	141,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Mar-2023
Sale price: 258,000
Sale valid: 18

Values

Resident Excess			Mkt value :	Cost value:
.19	1,000			339,057

Summary

Total assessments	
237,340	
Total exemptions	
Net assessment	237,340

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3142
Mkt/sale :
Assmt/sale: .9199

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.190	7,500	1,425			1,425	998
Residual		8,276						

.880 acres

Total land value

136,425

95,498

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	3
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	27
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	23	Attached 3 car	Whirlpools	1,624
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	
Basement	Full		768	190,950
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				106,539
Other Features		WB Stks		9,250

Sub-Total			311,739
Grade	C	Factor 1.0000	311,739
CDU		C&D Factor 1.00	311,739
Depreciation		35 %	202,630
		Computed cost value @ 70%	141,841

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	304	8,053
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
P Porches, Patios, Decks	FEFF Frame enclosed first	136	12,969
G Garages	FRL Attached frame GT 65	912	40,859

Total additions 106,539

