

Auction #867: Yadkin County

5517 US-21, Jonesville, NC 28642

GO ONLINE TO BID NOW! swiftauctions.com/867



Approx. 2 acre lot close to I-77. Located next to Motel 6, Citgo Gas Station, & Subway Restaurant. House has finished area of approx. 1262 sqft. with 3 bedrooms and 1 bathroom.

Inspections to be completed prior to sale. Selling As-Is Where-Is.
Sale conducted for property owner. 10% down day of auction. 10% buyers premium.
Close in 30 days or less. Required proof of funds to close.

Sam and Deborah Swift, CRS, GRI
Senior Principal Brokers/Auctioneers
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NCAF 6193 NCAL 4404 NCAL 6901



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CHEEK MICHAEL G CHEEK MICHAEL G NBHD: 0805C 116649
 1820 CHEEK ROAD 1820 CHEEK ROAD 486904548432 ROUTE#:
 HAMPTONVILLE NC 27020 HAMPTONVILLE NC 27020 5517 US 21 HWY
 43774 43774 EXCD: 4869 04 54 8432

Plat Bk/Pg 43774
 Bldg No. 1 Appraiser: Appr Date: 1/01/2005 APPR: APPR DT: 11/11/2008 LAND VALUE 123,120 123,120
 Imp Desc: 01 BASE RESIDENCE Eff Yr: 1952 USE CODE: MISC VALUE 100 100
 Grade : D+ FAIR QUALITY Act Yr Bt: 1952 DISTRICT: 111 ARLINGTON-FIRE BLDG VALUE 26,481 26,481
 1.00 Stories/ 4 Rms/ 3 Bed/ 1.0 Bth/ HBth NBHD: 0805C HWY 21/I-77 INTERS TOTAL VALUE 149,701 149,701
 Finished Area: 1,262.00 ASV SqFt 118.62 Sales SqFt 2015 PRIOR YEAR 149,701 149,701
 Main Ground SF: 1,262.000

| COMPONENT | TYPE/CODE/DESC | PCT | UNITS | RATE | STR# | STR% | SIZE% | HGT% | PER% | CDG% | COST | %CML |
|------------|-------------------------|-----|---------|---------|------|------|--------|------|------|------|--------|------|
| AC EFF | ENCLOSED FINISHED PO | 100 | 154.00 | 44.25 | | | 100.00 | | | | 6,814 | |
| AC GFD | GARAGE FINISHED W/DO | 100 | 264.00 | 27.00 | | | 104.00 | | | | 7,413 | |
| AC OFP | OPEN FINISHED PORCH | 100 | 60.00 | 26.45 | | | 104.00 | | | | 1,650 | |
| MA 01 | BASE RESIDENCES | 100 | 1262.00 | 86.60 | 1.00 | | 89.50 | | | | 97,813 | |
| - AR 4 | WINDOW UNITS | 100 | 1262.00 | .00 | | | 89.50 | | | | 0 | |
| - DS RC04 | GABLE RC04 | 100 | 1.00 | .00 | | | | | | | 0 | |
| - DS RM01 | ASPHALT SHINGLE RM01100 | 100 | 1.00 | .00 | | | | | | | 0 | |
| - EW 12 | WOOD FRAME ASBESTOS | 100 | 1262.00 | .00 | | | 89.50 | | | | 0 | |
| - FN 02 | CONCRETE BLOCK | 100 | 1.00 | .00 | | | | | | | 0 | |
| - FP 011 | OPENINGS | 100 | 1.00 | 2000.00 | | | | | | | 2,000 | |
| - FS 011 | STACKS | 100 | 1.00 | 2000.00 | | | | | | | 2,000 | |
| - HT 02002 | FORCED AIR ADJ | 100 | 1262.00 | .00 | | | 89.50 | | | | 0 | |
| - PL RS | RES ADDITIONAL PLUMB | 100 | 1.00 | 1100.00 | | | | | | | 0 | |

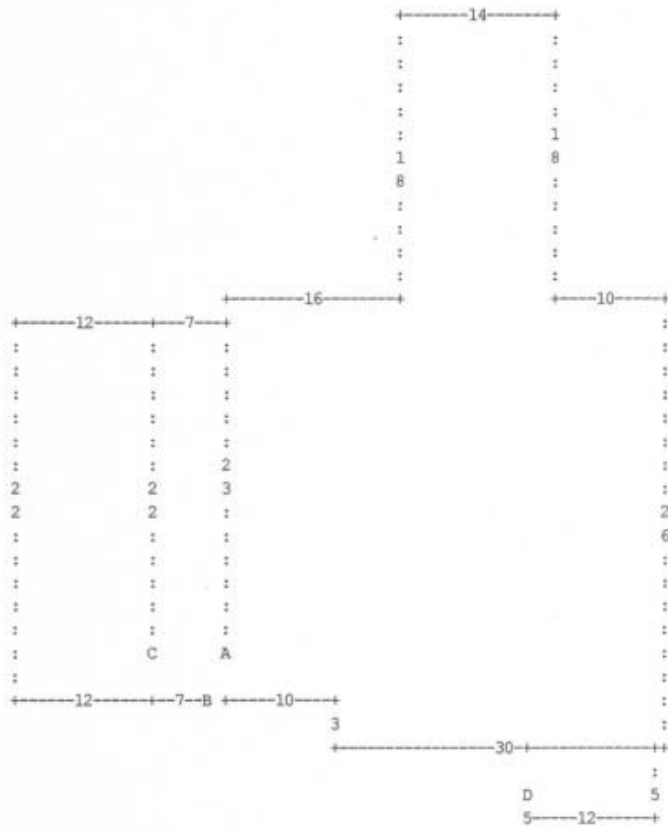
RCN... PCT COMPLETE 100 x 117,690
 QUAL.. QG D+ FAIR QUALITY 90.00 x 105,921
 DEPR.. PR DEPREC: AGE TO 60 YR 50.00 - 52,960
 ECON.. E01 EXTERNAL OBSOLESCENC 50.00 - 26,480 79,440 T
 --FMV... 26,481 EXCD:

PROPERTY NOTES:

| BOOK | PAGE | DT | DATE | QS | SALES PRICE |
|-----------|------|-----|------------|------|-------------|
| 0702 | 0247 | WD | 12/09/2004 | E | |
| 495 | 043 | UNK | 5/01/2000 | | 61,500 |
| PERMIT NO | | | | | |
| | | | TYPE | DATE | AMOUNT |

| BLDG CODE | DESC | UNITS | EYB | DT | PCT | ADD.DEPR | PCT | QSCD | VALUE | EXCD | %COMP |
|-----------|----------|-------|------|-----|-------|----------|-----|------|-------|------|-------|
| 20 79 | SHED/LTO | 1.00 | 1940 | PD2 | 75.00 | | | S | 100 | | 100 |
| | | | | | .00 | | | | | | |
| | | | | | .00 | | | | | | |
| | | | | | .00 | | | | | | |

| LAND | LAND TOTAL ACRES: | 2.040 | VALUE PER ACRE: | 60,352 | TOT | CURRENT | | | | | | | | | |
|------|-------------------|-----------|-----------------|------------|-----------|---------|------|-------|--------|-------|------|------|-------|---------|-------|
| # | ZONE | TYPE/CODE | LAND QTY | LAND ACRES | LAND RATE | DPTH | DPT% | TOP% | LOC% | SIZE% | SHP% | OTH% | ADJ | FMV | ESMPT |
| 1 | | AC CS | 2.040 | 2.040 | 67,058.82 | | .00 | 90.00 | 100.00 | .00 | .00 | .00 | 90.00 | 123,120 | |



B = AC EFP ENCLOSED FINISHED PORCH C = AC GFD GARAGE FINISHED W/DOOR D = AC OFP OPEN FINISHED PORCH
 A = MA 01 BASE RESIDENCES

