



* 0 0 B R E A K 0 0 *



**ADVANCED
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SYSTEMS**

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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # _____

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

Petition #: **2002-04**

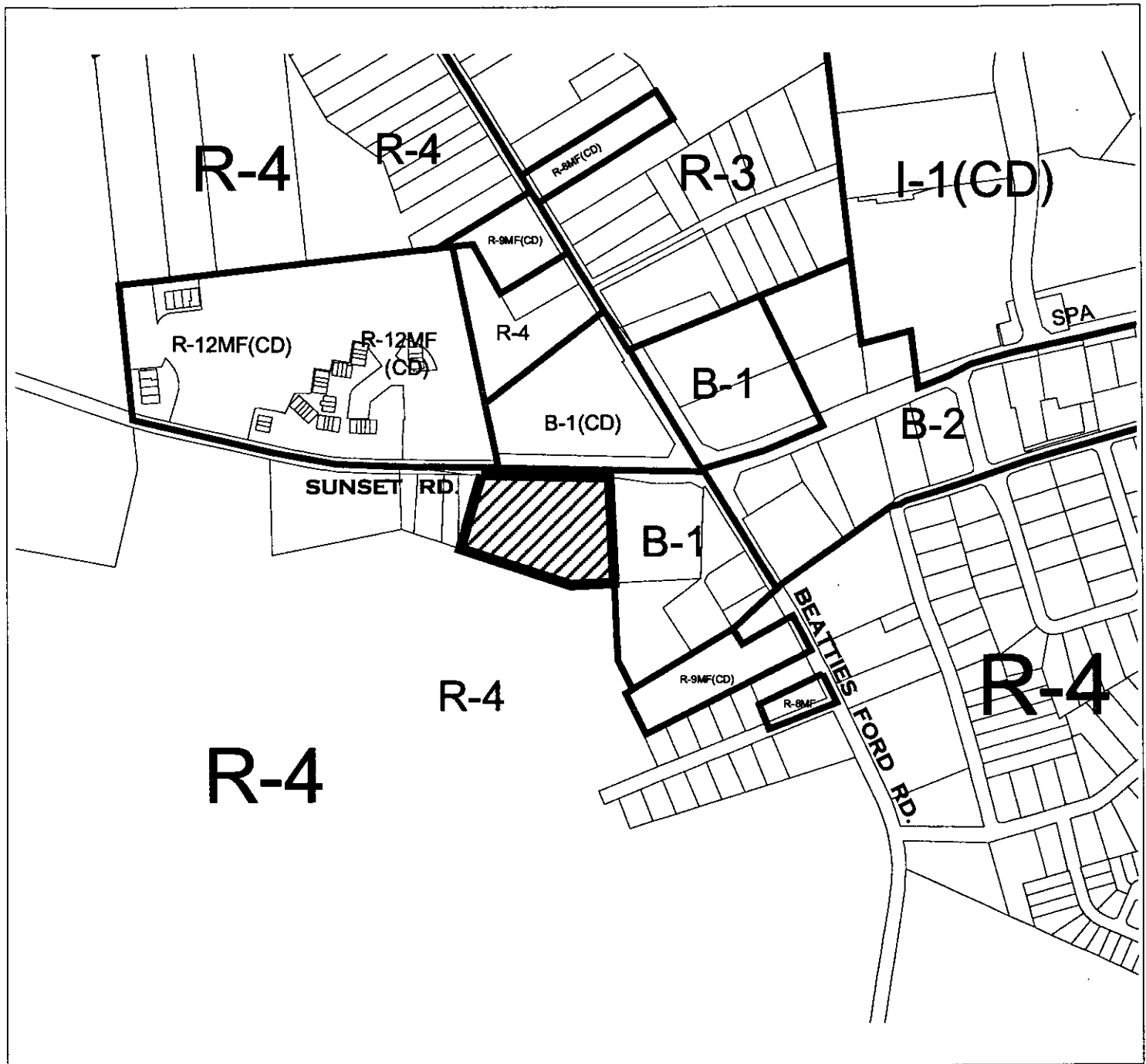
Petitioner: Gene Collins

Hearing Date: January 22, 2002

Zoning Classification (Existing): R-4

Zoning Classification (Requested): BD(CD)

Acreage & Location **Approximately 5 acres located on the south side of Sunset Road, west of Beatties Ford Road.**



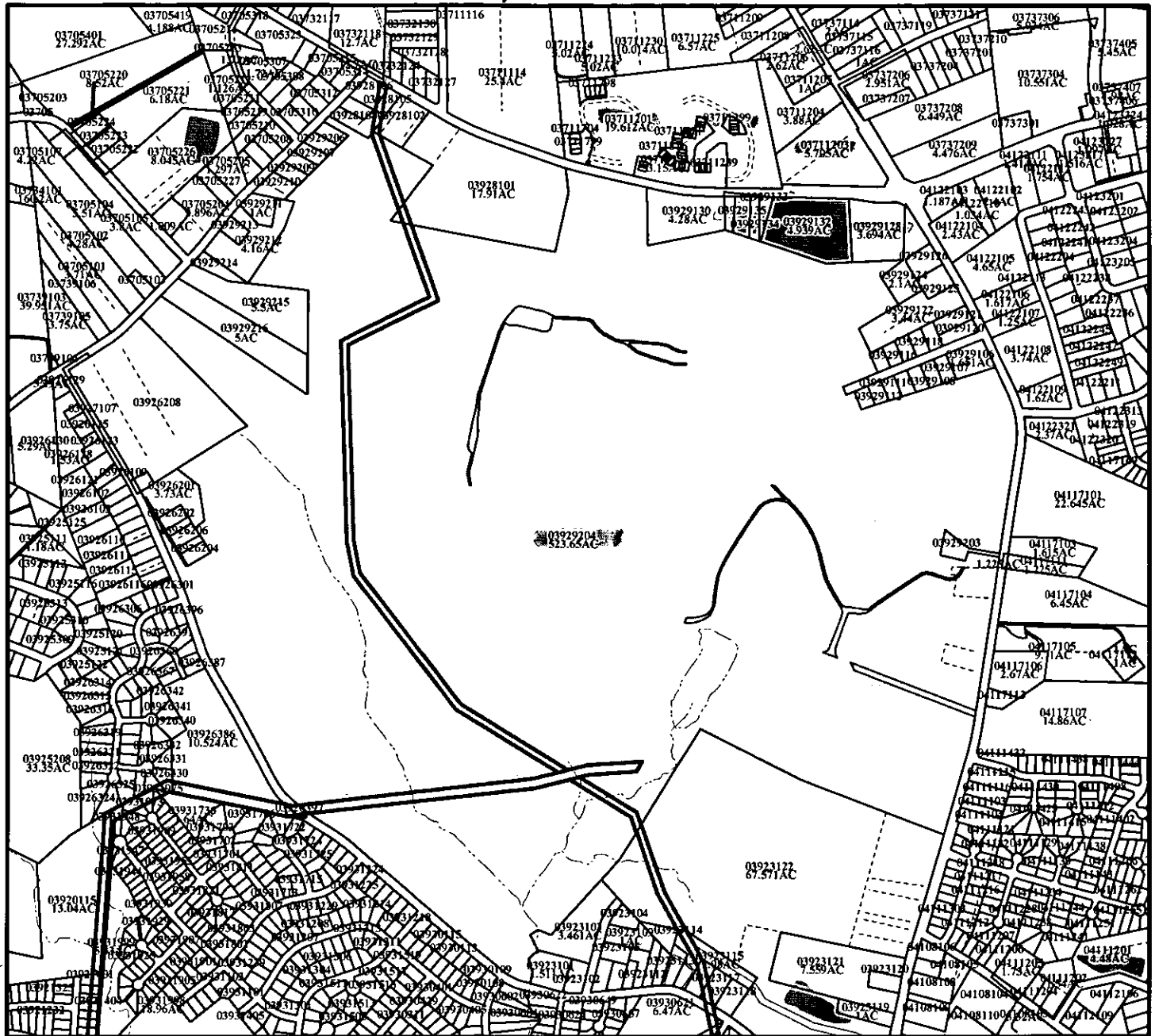
Zoning Map #(s);

60

Map Legend

	ETU		Floodplain, etc
	Altitude, etc		County Line
	Watershed		City Limits, etc
	Historic District		

MECKLENBURG COUNTY, NC GIS PUBLIC ACCESS SYSTEM



Tax Parcel-Ids Selected: 03711201, 03711203, 03929128, 03929129, 03929132, 03929133, 03929134, 03929135, 03929204

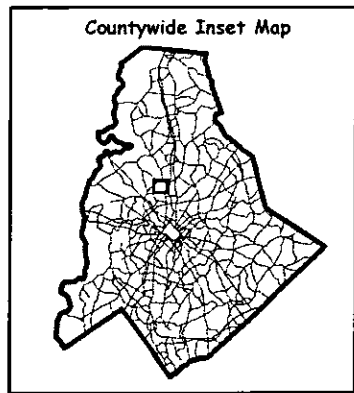
Tax Book & Page Selected: N/A

LEGEND

- County Boundary
- Rivers/Creeks/Streams
- Railroad ROW
- Water Bodies



02004

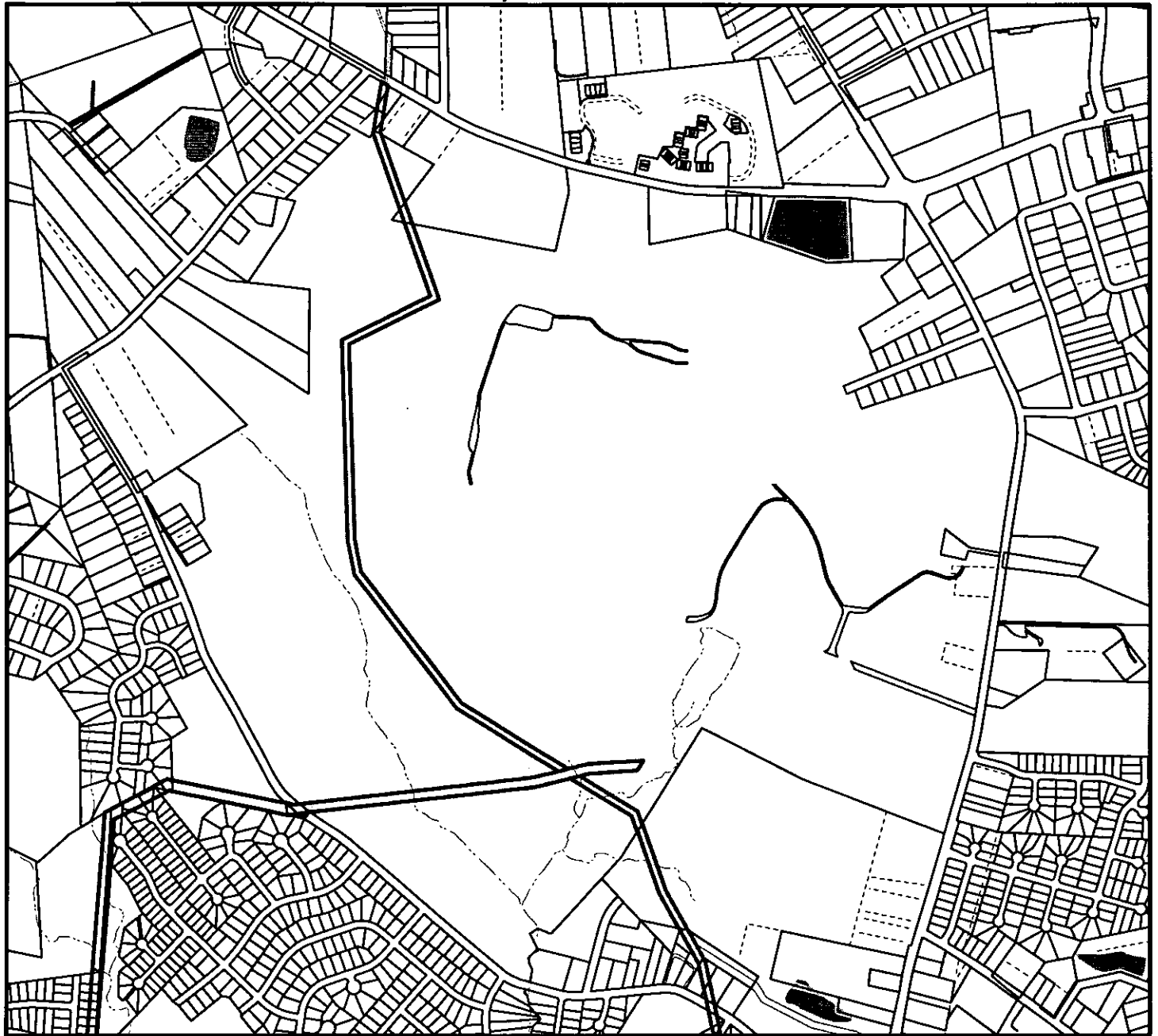


Scale : 1 Inch = 200 Feet

Map Created on Friday, February 15, 2002 03:17 PM

This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.





MECKLENBURG COUNTY, NC GIS PUBLIC ACCESS SYSTEM

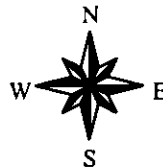


Tax Parcel-Id#s Selected: 03711201, 03711203, 03929128, 03929129, 03929132, 03929133, 03929134, 03929135, 03929204

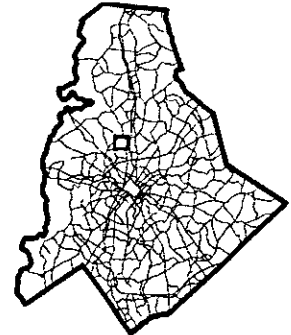
Tax Book & Page Selected: N/A

LEGEND

-  County Boundary
-  Rivers/Creeks/Streams
-  Railroad ROW
-  Water Bodies



Countywide Inset Map



Scale : 1 Inch = 200 Feet

Map Created on Friday, February 15, 2002 03:14 PM

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MECKLENBURG COUNTY, NC
GIS PUBLIC ACCESS SYSTEM REPORT

DATE PRINTED 2/15/02

Note : Records are sorted in Parcel Number order.

PAGE : 1

Record No.: 1 **BUILDING KEY NUMBER :** 03711201 001
PARCEL-ID : 03711201 **NEIGHBORHOOD CODE :** 03799 **ZONING CLASS :** R-12MF
OWNER'S NAME : HORTON D R INC-TORREY
MAILING ADDRESS : 5800 EXECUTIVE CENTER DR #100
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28212
PROPERTY LOCATION : 3821 SUNSET RC
LEGAL DESC. : PM1980-389 **DEED BK,PG & DATE :** 09787 /319 1998-07-09
ACREAGE : 20.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :**
LAND VALUE : \$140,800 **IMPVMTS VALUE :** \$399,000 **TOTAL VALUE :** \$539,800

LAND-USE TYPE : VACANT **BUILDING TYPE :** TOWNHOUSE
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

Record No.: 2 **BUILDING KEY NUMBER :** 03711203 001
PARCEL-ID : 03711203 **NEIGHBORHOOD CODE :** 03799 **ZONING CLASS :** B1CD
OWNER'S NAME : CAROLINA MAGEE LLC
MAILING ADDRESS : 1300 TUNNEL RD
CITY : NEW ORLEANS **STATE :** LA **ZIP CODE :** 28805
PROPERTY LOCATION : 4005 SUNSET RC
LEGAL DESC. : PM22-364 **DEED BK,PG & DATE :** 12571 /518 2001-08-20
ACREAGE : 6.000 **SALE PRICE :** \$2,400,000 **QUALIFIED SALE (Y/N) :** Y
LAND VALUE : \$447,320 **IMPVMTS VALUE :** \$2,077,050 **TOTAL VALUE :** \$2,524,370

LAND-USE TYPE : COMMERCIAL **BUILDING TYPE :** SHOPPING CENTER-STRIP
YEAR BUILT : 1,988 **SQUARE FEET :** 34,759 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : CONCRETE BLOCK **QUALITY GRADE :** 3 **IMPVMT. VALUE :** \$1,349,860
A/C : CENTRAL **FIREPLACE :** NONE

Record No.: 3 **BUILDING KEY NUMBER :** 03711203 002
PARCEL-ID : 03711203 **NEIGHBORHOOD CODE :** 03799 **ZONING CLASS :** B1CD
OWNER'S NAME : CAROLINA MAGEE LLC
MAILING ADDRESS : 1300 TUNNEL RD
CITY : NEW ORLEANS **STATE :** LA **ZIP CODE :** 28805
PROPERTY LOCATION : 4005 SUNSET RC
LEGAL DESC. : PM22-364 **DEED BK,PG & DATE :** 12571 /518 2001-08-20
ACREAGE : 6.000 **SALE PRICE :** \$2,400,000 **QUALIFIED SALE (Y/N) :** Y
LAND VALUE : \$447,320 **IMPVMTS VALUE :** \$2,077,050 **TOTAL VALUE :** \$2,524,370

LAND-USE TYPE : COMMERCIAL **BUILDING TYPE :** SHOPPING CENTER-STRIP
YEAR BUILT : 1,988 **SQUARE FEET :** 14,976 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : CONCRETE BLOCK **QUALITY GRADE :** 3 **IMPVMT. VALUE :** \$660,920
A/C : CENTRAL **FIREPLACE :** NONE

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PAGE : 2

Record No.: 4 **BUILDING KEY NUMBER :** 03929128 001
PARCEL-ID : 03929128 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** B1
OWNER'S NAME : AUTEN HERBERT W (BY ENTIRETY) % AGNES WHITE
MAILING ADDRESS : 19334 BEAUFAIN ST
CITY : CORNELIUS **STATE :** NC **ZIP CODE :** 28031

PROPERTY LOCATION : 5041 SUNSET RC
LEGAL DESC. : NA **DEED BK,PG & DATE :** 02688 /432 1975-01-01
ACREAGE : 4.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$225,280 **IMPVMTS VALUE :** \$12,460 **TOTAL VALUE :** \$237,740

LAND-USE TYPE : COMMERCIAL **BUILDING TYPE :** LOUNGE/NIGHTCLUB
YEAR BUILT : 1,954 **SQUARE FEET :** 822 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : CONCRETE BLOCK **QUALITY GRADE :** 1 **IMPVMT. VALUE :** \$8,180
A/C : NONE **FIREPLACE :** NONE

Record No.: 5 **BUILDING KEY NUMBER :** 03929132 001
PARCEL-ID : 03929132 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : SUNSET ROAD ASSOCIATES TWO LLC
MAILING ADDRESS : 10737 INDEPENDENCE POINTE PKWY STE 103
CITY : MATTHEWS **STATE :** NC **ZIP CODE :** 281052745

PROPERTY LOCATION : SUNSET RC
LEGAL DESC. : NA **DEED BK,PG & DATE :** 09548 /974 1998-03-11
ACREAGE : 5.000 **SALE PRICE :** \$74,500 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$59,370 **IMPVMTS VALUE :** \$34,560 **TOTAL VALUE :** \$93,930

LAND-USE TYPE : SINGLE FAMILY **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL
YEAR BUILT : 1,946 **SQUARE FEET :** 1,290 **STYLE CODE :** 1.0 STORY
BEDROOMS : 3 **BATHROOMS :** 1 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : SIDING AVERAGE **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$34,350
A/C : NONE **FIREPLACE :** 1 STY SINGLE

Record No.: 6 **BUILDING KEY NUMBER :** 03929133 001
PARCEL-ID : 03929133 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : AUTEN HERBERT TED &WF HAZEL H
MAILING ADDRESS : 9400 WESTMINISTER DR
CITY : HUNTERSVILLE **STATE :** NC **ZIP CODE :** 280785930

PROPERTY LOCATION : 3932 SUNSET RC
LEGAL DESC. : L1 M29-426 **DEED BK,PG & DATE :** 05721 /571 1988-03-23
ACREAGE : 0.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$13,000 **IMPVMTS VALUE :** \$67,210 **TOTAL VALUE :** \$80,210

LAND-USE TYPE : SINGLE FAMILY **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL
YEAR BUILT : 1,975 **SQUARE FEET :** 1,440 **STYLE CODE :** 1.0 STORY
BEDROOMS : 3 **BATHROOMS :** 1 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : ALUMINUM/VINYL SIDING **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$67,210
A/C : CENTRAL **FIREPLACE :** NONE



MECKLENBURG COUNTY, NC
GIS PUBLIC ACCESS SYSTEM REPORT

DATE PRINTED 2/15/02

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PAGE : 3

Record No.: 7 **BUILDING KEY NUMBER :** 03929134 001
PARCEL-ID : 03929134 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : NIVENS VIVAN R
MAILING ADDRESS : 3924 SUNSET RD
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28216

PROPERTY LOCATION : 3924 SUNSET RC
LEGAL DESC. : L2 M29-426 **DEED BK,PG & DATE :** 11182 /047 2000-03-30
ACREAGE : 0.000 **SALE PRICE :** \$115,500 **QUALIFIED SALE (Y/N) :** Y
LAND VALUE : \$15,000 **IMPVMTS VALUE :** \$96,100 **TOTAL VALUE :** \$111,100

LAND-USE TYPE : SINGLE FAMILY **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL
YEAR BUILT : 1,999 **SQUARE FEET :** 1,475 **STYLE CODE :** 1.0 STORY
BEDROOMS : 3 **BATHROOMS :** 2 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : FACE BRICK **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$93,640
A/C : CENTRAL **FIREPLACE :** 1 STY SINGLE

Record No.: 8 **BUILDING KEY NUMBER :** 03929135 001
PARCEL-ID : 03929135 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : STROUD NANCY P &HSB LINWOOD G STROUD
MAILING ADDRESS : 3918 SUNSET RD
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28216

PROPERTY LOCATION : 3918 SUNSET RC
LEGAL DESC. : L3 M29-426 **DEED BK,PG & DATE :** 10983 /097 1999-12-21
ACREAGE : 1.000 **SALE PRICE :** \$172,000 **QUALIFIED SALE (Y/N) :** Y
LAND VALUE : \$15,000 **IMPVMTS VALUE :** \$155,370 **TOTAL VALUE :** \$170,370

LAND-USE TYPE : SINGLE FAMILY **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL
YEAR BUILT : 1,987 **SQUARE FEET :** 2,288 **STYLE CODE :** 1.0 STORY
BEDROOMS : 3 **BATHROOMS :** 2 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** Y
EXTERIOR TYPE : FACE BRICK **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$152,600
A/C : CENTRAL **FIREPLACE :** 1 STY SINGLE

Record No.: 9 **BUILDING KEY NUMBER :** 03929204 001
PARCEL-ID : 03929204 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : MARTIN MARIETTA MATERIALS INC
MAILING ADDRESS : PO BOX 240635
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282240635

PROPERTY LOCATION : 4551 BEATTIES FORD RC
LEGAL DESC. : NA **DEED BK,PG & DATE :** 07667 /632 1994-02-15
ACREAGE : 524.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$2,932,620 **IMPVMTS VALUE :** \$191,080 **TOTAL VALUE :** \$3,123,700

LAND-USE TYPE : OFFICE **BUILDING TYPE :** OFFICE
YEAR BUILT : 1,960 **SQUARE FEET :** 1,360 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : CONCRETE BLOCK **QUALITY GRADE :** 1 **IMPVMT. VALUE :** \$26,310
A/C : CENTRAL **FIREPLACE :** NONE

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PAGE : 4

Record No.: 10 **BUILDING KEY NUMBER :** 03929204 002
PARCEL-ID : 03929204 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : MARTIN MARIETTA MATERIALS INC
MAILING ADDRESS : PO BOX 240635
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282240635

PROPERTY LOCATION : BEATTIES FORD RD
LEGAL DESC. : NA **DEED BK,PG & DATE :** 07667 /632 1994-02-15
ACREAGE : 524.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$2,932,620 **IMPVMTS VALUE :** \$191,080 **TOTAL VALUE :** \$3,123,700

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** WAREHOUSE
YEAR BUILT : 1,964 **SQUARE FEET :** 1,280 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : CONCRETE BLOCK **QUALITY GRADE :** 1 **IMPVMT. VALUE :** \$12,600
A/C : NONE **FIREPLACE :** NONE

Record No.: 11 **BUILDING KEY NUMBER :** 03929204 003
PARCEL-ID : 03929204 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : MARTIN MARIETTA MATERIALS INC
MAILING ADDRESS : PO BOX 240635
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282240635

PROPERTY LOCATION : BEATTIES FORD RD
LEGAL DESC. : NA **DEED BK,PG & DATE :** 07667 /632 1994-02-15
ACREAGE : 524.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$2,932,620 **IMPVMTS VALUE :** \$191,080 **TOTAL VALUE :** \$3,123,700

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** WAREHOUSE
YEAR BUILT : 1,955 **SQUARE FEET :** 3,600 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : SINGLE SIDING (NO SHEATHING) **QUALITY GRADE :** 1 **IMPVMT. VALUE :** \$21,770
A/C : NONE **FIREPLACE :** NONE

Record No.: 12 **BUILDING KEY NUMBER :** 03929204 004
PARCEL-ID : 03929204 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : MARTIN MARIETTA MATERIALS INC
MAILING ADDRESS : PO BOX 240635
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282240635

PROPERTY LOCATION : BEATTIES FORD RD
LEGAL DESC. : NA **DEED BK,PG & DATE :** 07667 /632 1994-02-15
ACREAGE : 524.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$2,932,620 **IMPVMTS VALUE :** \$191,080 **TOTAL VALUE :** \$3,123,700

LAND-USE TYPE : VACANT **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

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PAGE : 5

Record No.: 13 **BUILDING KEY NUMBER :** 03929204 005
PARCEL-ID : 03929204 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : MARTIN MARIETTA MATERIALS INC
MAILING ADDRESS : PO BOX 240635
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282240635

PROPERTY LOCATION : BEATTIES FORD RD
LEGAL DESC. : NA **DEED BK,PG & DATE :** 07667 /632 1994-02-15
ACREAGE : 524.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$2,932,620 **IMPVMTS VALUE :** \$191,080 **TOTAL VALUE :** \$3,123,700

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** WAREHOUSE
YEAR BUILT : 1,974 **SQUARE FEET :** 1,640 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : SINGLE SIDING (NO SHEATHING) **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$31,320
A/C : NONE **FIREPLACE :** NONE

Record No.: 14 **BUILDING KEY NUMBER :** 03929204 006
PARCEL-ID : 03929204 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : MARTIN MARIETTA MATERIALS INC
MAILING ADDRESS : PO BOX 240635
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282240635

PROPERTY LOCATION : BEATTIES FORD RD
LEGAL DESC. : NA **DEED BK,PG & DATE :** 07667 /632 1994-02-15
ACREAGE : 524.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$2,932,620 **IMPVMTS VALUE :** \$191,080 **TOTAL VALUE :** \$3,123,700

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** WAREHOUSE
YEAR BUILT : 1,974 **SQUARE FEET :** 4,200 **STYLE CODE :** 2.0 STORIES
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : CONCRETE BLOCK **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$75,610
A/C : NONE **FIREPLACE :** NONE

Record No.: 15 **BUILDING KEY NUMBER :** 03929204 007
PARCEL-ID : 03929204 **NEIGHBORHOOD CODE :** 03901 **ZONING CLASS :** R4
OWNER'S NAME : MARTIN MARIETTA MATERIALS INC
MAILING ADDRESS : PO BOX 240635
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282240635

PROPERTY LOCATION : 4551 BEATTIES FORD RC
LEGAL DESC. : NA **DEED BK,PG & DATE :** 07667 /632 1994-02-15
ACREAGE : 524.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$2,932,620 **IMPVMTS VALUE :** \$191,080 **TOTAL VALUE :** \$3,123,700

LAND-USE TYPE : VACANT **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

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