

Chatham County Property Record Card

DATE 12/16/22 CHATHAM CO TAX DEPARTMENT PAGE 1
 TIME 10:10:45 PROPERTY CARD FOR YEAR 2022 PROG# AS2006
 USER CHNICK
 MOORE FAMILY PARTNERSHIP

PARCEL ID... 0068714
 LOCATION... MOORE MOUNTAIN RD
 DEED YEAR/BOOK/PAGE... 1992 608 0334
 PLAT BOOK/PAGE...
 LEGAL DESC:L3-16A-5
 TOWNSHIP... 2 BALDWIN
 NC 27312-5507

C/O MARILYN M KOENIG
 293 FEARRINGTON POST
 ASSESSMENT NONE .00
 OWNER ID.. 52054
 DISTRICT.. 107 NORTH CHATHAM FIRE DIST

MAINTAINED.. 5/03/2022 BY CHMICHELLE VALUED.. 8/16/2022 BY CHCBLACK
 VISITED..... 10/30/2019 BY
 PARCEL STATUS... ACTIVE

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *
 NBRHOOD... 0265 BALDWIN
 NH CLASS...
 WOODLAND PRESENT USE RESIDENTIAL
 2021 REVIEW MICAH

ROUTING#...
 CATEGORY... REAL & LISTED PERSONAL

DEED BK/PAGE 608 0334 12/31/1996 *INVALID

SALES HISTORY
 SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME

REVENUE STAMPS
 MOORE FAMILY PARTNERSHIP

LAND SEGMENTS

LAND #	ZONE	STRAT CODE	LAND TYPE	LAND CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	LOC	SIZE%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1	R-1	100	AC U		145.180	19,843.16	.00	.00	100.00	.00	95.00	.00	.00	95.00	2,736,788
		LUV..	UW 5		145.180	252.00					LU ADJ & VALUE..			.00	36,585
		TOTAL ACRES..			145.180						TOTAL LAND FMV..				2,736,788
		TOTAL PARCELS			145.00						TOTAL LAND IMPROVE				2,736,788
		FMV.....			2,736,788						TOTAL LAND LUV2021				2,736,788
		APV.....			36,585						36,585				36,585
		DEFERRED.			2,700,203						2,700,203				2,700,203

COMMENTS
 TY22 APPROVED FOR CONTINUED USE IN PUV. RECEIVED UPDATED
 FMP IN RESPONSE TO COMPLIANCE REVIEW. UPDATED RPM AND LAND
 LINES. SENT APPROVAL LETTER 10182022. WH
 AV7 RECEIVED. GENERATED ESTIMATE AND EMAILED COPY.
 SCANNED TO OWNERS FILE 10312022. WH



CHATHAM COUNTY

PROPERTY REPORT - PRINT

Property Owner MOORE FAMILY PARTNERSHIP	Owner's Mailing Address C/O MARILYN M KOENIG 293 FEARRINGTON POST PITTSBORO , NC 27312-5507	Property Location Address MOORE MOUNTAIN RD
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Administrative Data Parcel ID No. 0068714 PIN 9754 00 53 6333 Owner ID 52054 Tax District 107 - NORTH CHATHAM FIRE DIST Land Use Code Land Use Desc Neighborhood 0265	Administrative Data Legal Desc L3-16A-5 Deed Year Bk/Pg 1992 - 608 / 0334 Plat Bk/Pg / Sales Information Grantor Sold Date 1996-12-31 Sold Amount \$ 0	Valuation Information Market Value \$ 2,736,788 Market Value - Land and all permanent improvements, if any, effective January 1, 2021, date of County's most recent General Reappraisal Assessed Value \$ 36,585 If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
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Improvement Detail (1st Major Improvement on Subject Parcel)	
Year Built	0
Built Use/Style	
Current Use	/
* Percent Complete	0
Heated Area (S/F)	0
Fireplace (Y/N)	N
Basement (Y/N)	N
Attached Garage (Y/N)	N
*** Multiple Improvements	0
<small>* Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</small>	

Land Supplemental	
Map Acres	145.18
Tax District Note	107 - NORTH CHATHAM FIRE DIST
Present-Use Info	

Improvement Valuation (1st Major Improvement on Subject Parcel)	
* Improvement Market Value \$	** Improvement Assessed Value \$
0	0
<small>* Note - Market Value effective Date equal January 1, 2021, date of County's most recent General Reappraisal ** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure</small>	

Land Value Detail (Effective Date January 1, 2021, date of County's most recent General Reappraisal)		
Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
2,736,788	36,585	36,585
<small>** Note: If PUV is not equal to LFV then parcel is taxed at present use value and is subject to rollback taxes, if disqualified.</small>		

Building Sketch

No Sketch Available

Building Photo

No photo available

CHATHAM COUNTY TAX COLLECTOR
 PO BOX 697
 PITTSBORO, NC 27312107

CHATHAM COUNTY PROPERTY TAX NOTICE

PROPERTY SOLD - If you have sold the real property assessed to you, please **FORWARD** this tax notice to the new owner. The new owner is responsible for the payment of the tax.

DUE DATE - Property taxes are due and payable Sept. 1 and delinquent if not paid **BEFORE** Jan. 5, 2023.

FAILURE TO PAY - Delinquent taxes are subject to Garnishment of Wages, Attachment of Bank Accounts, North Carolina Income Tax Refunds and Rents. Levy on Personal Property and Foreclosure of Real Estate immediately **AFTER** Jan. 5, 2023.

INTEREST - Accrues at the rate of 2% for January & 3/4 of 1% each following month.

INSTALLMENTS - Installment Coupons are included in the tax bill mailer this year.

CREDIT CARD PAYMENTS - Please call 1-833-969-2700 or go to www.paytaxes.us/nc_chatham to pay by credit card or e-check. A **transaction fee will be charged for this service.**

ESCROW /MORTGAGE ACCOUNTS - The property owner is responsible for ensuring full payment of this obligation. If you have an escrow account with a loan institution, taxes should be paid by them or their tax service agent. You may wish to verify your payment date with your loan institution.

Payments submitted by mail are deemed to be received as of the date of the U.S. Postal Service postmark. Online payments made after 3:00pm EST are posted as of the next business day.

YEAR	ACCOUNT NUMBER	PARCEL ID	BILL NUMBER	DUE DATE
2022	52054	0068714	2429338	1-05-2023

DESCRIPTION OF PROPERTY	ASSESSED	VALUE
MOORE MOUNTAIN RD	\$286.46	36,585
Taxable Personal Property Value		36,585
Total Taxable Value		36,585
TOTAL DUE		\$ 0.00



Print this Bill



Close Window

09613
FILED
'92 DEC 28 AM 9 59
REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, N.C.
BOOK 608 PAGE 334
Recording Time, Book and Page

Excise Tax 0
Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by
Mail after recording to F. COOPER BRANTLEY, ESQ., ADAMS KLEEMEIER HAGAN HANNAH & FOUTS
P.O. BOX 3463, GREENSBORO, NC 27402
This instrument was prepared by F. COOPER BRANTLEY, ESQ.
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of December, 1992, by and between

GRANTOR

EDGAR PACE MOORE
AND WIFE,
NANCY L. MOORE

GRANTEE

MOORE FAMILY PARTNERSHIP
A NORTH CAROLINA GENERAL PARTNERSHIP



Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of BALDWIN Township, CHATHAM County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD, EASEMENTS OF RECORD, RIGHTS OF WAY OF RECORD, IF ANY AND TO 1992 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: Edgar P. Moore (Corporate Name) (SEAL)
Nancy L. Moore (President) (SEAL)
ATTEST: (Secretary Corporate Seal) (SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, Chatham County.
I, a Notary Public of the County and State aforesaid, certify that EDGAR PACE MOORE AND WIFE, NANCY L. MOORE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of December 1997.
My commission expires: 07-22-97 Ann C. Radcliffe Notary Public

SEAL-STAMP NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.
My commission expires: Notary Public

The foregoing Certificate(s) of
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
REGISTER OF DEEDS FOR COUNTY
By Deputy/Assistant - Register of Deeds

EXHIBIT A

First Tract:

Beginning on a large post-oak, Martitia Mann line and running thence South 87° 30' East 800 feet to a post-oak; thence South 3° West 2343 feet to a stake; thence South 87° East 1425 feet to a stake; thence South 3° West 550 feet to a pine; thence South about 24° 30' East 1100 feet to locust, Joe Bell's corner; thence with Joe Bell's line North 87° West 2800 feet to a stone; thence North 3° East 1804 feet to a stake; thence North 87° West 458 feet to a stone; thence North 3° East 1478 feet; thence South 87° East 500 feet to a stake; thence North 3° East 578 feet to the point of beginning, containing 160 acres, more or less.

Second Tract:

Beginning at a stake in a pile of stone, Cam Burnett, Will Foushee and Eubanks corner and running thence West with Cam Burnett's line 2310 feet to a stake in pile of stones in Paschal's line (tract no. 1 above); thence South with Paschal line 330 feet to a stone Northeast of a spring on Paschal land; thence East with line of tract no. 1 above 1023 feet to a stone near a cedar; thence South about 21° East about 1600 feet to a locust, Paschal and Joe Bell corner; thence North 20° 30' East _____ feet to the beginning, containing 39.40 acres, more or less.

SAVE AND EXCEPT from the property described above those certain tracts of land previously conveyed by deeds recorded in Book J-O, Page 552; Book 440, Page 618 as corrected in Book 440, Page 842; Book 442, Page 128; Book 444, Page 829; Book 461, Page 454; and Book 511, Page 877 reference to which are hereby made for more particular descriptions of said tracts.

SAVE AND EXCEPT from the above described property the following property:

BEGINNING at an iron pipe on northern line of existing soil road easement approximately 910 feet off of N.C.S.R. 1524 and running thence easterly parallel to Colonial Pipeline's easement a distance of 870 feet, thence northwesterly 117° 40' 46" for 993 feet to a computed point in existing pond, thence north northeasterly along a creek traverse 21° 04' 3" for 420 feet, thence westerly parallel to Colonial Pipeline's easement 83° 08' 57" for 1090 feet, thence southeasterly 230 feet to existing iron pipe, thence south southeasterly 69° 37' 19" for 251 feet, thence south 11° 16' 58" for 347 feet to the point of BEGINNING and containing approximately 16 acres.

NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of ANN. C. RADCLIFFE, Notary(ies) Public,

is(are) certified to be correct. This instrument was presented for registration at 9:59 o'clock a.m.

on December 28, 1992, and recorded in Book 608, Page 334.

Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY

By Jeva D. Deapores Assistant - Register of Deeds