

**PRICED TO SELL!**

**REAL ESTATE AUCTION**  
**480 Tractor RD, Fayetteville, NC**

July 11, 2015 @ 10 AM- Rain or Shine

\$141,358 (tax value)

**\*\*Reserve on Real Estate\*\***



8.38 Acres with 2 Story House on Lake  
Lake retreat minutes from Fayetteville

**Open House**

Tuesday, July 7th 10:00 am - 2:00 pm

Thursday, July 9th 2:00 pm - 4:00 pm

\*Home will be open at 8 am day of auction

\*No Buyer Premium

\*Home Sold As-Is/Where-Is

\*Call Real Estate Group for Private Showing

\*All inspections must be completed prior to auction.

\*Visit our website for all auction details.



**Lucia Turlington**  
**Turlington Real Estate Group, Inc.**

Phone: 910-892-0463

Cellular: 919-697-6905

Email: [lucia@turlingtonregroup.com](mailto:lucia@turlingtonregroup.com)

Web Site: [www.TurlingtonREGroup.com](http://www.TurlingtonREGroup.com)



The broker/agent does not guarantee the accuracy of square footage, lot size, or any other information concerning the condition or features of property provided by the seller or obtained from public records, or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Information deemed reliable, but not guaranteed. copyrighted.



**480 TRACTOR RD Fayetteville NC, 28311**

**\$141,358**

LUCIA TURLINGTON(919) 697-6905 fax:  
of TURLINGTON REAL ESTAE GROUP(919) 697-6905

Firm: 2047 Agt: 1 DOM/CDOM: 2 /

<b>FAY ML#:</b> <u>Map Comps</u>		449124 Active Residential	
<b>LIST DATE:</b>	JUL-04-2015	<b>EXPR DATE:</b>	JUL-30-2015
<b>RMS:</b>	6	<b>STYLE:</b>	Two Story
<b>BRS:</b>	3	<b>CONST:</b>	Vinyl Siding
<b>BTH:</b>	2	<b>Year Built:</b>	1975
<b>HBA:</b>	0	<b>SF Range:</b>	1601 TO 1700
<b>Condition:</b>	C5 - In need of some repairs	<b>Lot/Unit #:</b>	
<b>Garage:</b>	None		
<b>Zoning:</b>	Planned Neighborhood		



**SUBDIVISION/CONDOMINIUM: FAYETTEVILLE**

Appx Lot Size: X X X X X X X X

<b>ELE:</b> South River Electric	<b>GAS:</b> None	<b>WTR:</b> Well
<b>SWR:</b> Septic Tank	<b>SF Includes:</b> NONE	<b>Firepl:</b> None
<b>CO. TAX:</b> Cumberland	<b>CITY TAX:</b> None	<b>Internet:</b> Yes
<b>Home Warranty:</b>	<b>Warranty Company:</b>	<b>Home Warranty \$:</b>
<b>HOA:</b> No	<b>Homeowners Association Dues:</b>	<b>Per:</b>
<b>Foreclosed Prop.:</b>	<b>Short Sale:</b> No	<b>Auction Y/N:</b> Yes
<b>Confirmed Special Assessments:</b> NONE		
<b>Proposed Assessments:</b> NONE		

<b>GS1:</b> LONG HILL ELEMENTARY	<b>GS2:</b> LONG HILL ELEMENTARY
<b>JRH:</b> PINE FOREST MIDDLE SCHOOL	<b>SRH:</b> PINE FOREST SENIOR HIGH

<b>OWNER NAME:</b> MILLER GLORIA CURRIN AND BETTY L CURRIE		<b>Primary Residence:</b> No
<b>Ownership:</b> More than a year	<b>Limited Representation:</b>	<b>Block / Section:</b> /
<b>LEGAL DESC.:</b> LT 1 BURNICE CHARLES CURRIN (8.38 ACS)		
<b>PIN:</b> 0542-04-6400-	<b>Plat Book/Page:</b> /	<b>Deed Book/Page:</b> 3945 / 31
<b>Terms:</b> CASH OR CONVENTIONAL	<b>COMM S/A:</b> 1	<b>Variable Rate Comm.:</b> No
		<b>COMM B/A:</b> 1

**Personal Prop Incl.:** -NONE- PERSONAL PROPERTY BEING AUCTIONED SAME DAY AS THE HOUSE

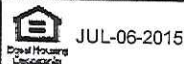
**Excluded Features:** -NONE

**Remarks 1:** -Lake Retreat minutes to Fayetteville. Private setting lake front. The property has been vacant for a while so needs tlc. List price is tax value. Real Estate auction does have reserve. All inspections to be completed prior to sell. Call listing agent for open house dates. Home will also be open 2 hrs prior to auction. Home Sold As Is Where Is..... Fantastic get away!!! Please call for a private showing.

**Remarks 2:** Buyers agents must be registered with Lisitng firm prior to sell- 1% BA commission- PreQual or POF with 10% Nonrefundable EM due day of sell. Buyer and BA to confirm all aspects of sell.

**Directions:** Ramsey St toward Lillington from Fayetteville home will be on the right once Ramsey street merges into 2 lanes. Look for sign! Located at the very end of Tractor Rd.

<b>Type Heat:</b> NO CENTRAL AIR	<b>Floor:</b> CARPET , VINYL
<b>Miscellaneous1:</b> UNFINISHED BASEMENT , BACK PORCH	<b>Miscellaneous2:</b>
<b>Site Desc:</b> WATERFRONT PROPERTY , WATERVIEW	<b>Fin. Terms:</b> CONVENTIONAL-FIXED , CONVENTIONAL-ARM
<b>Lock Box/Showing:</b> APPOINTMENT ONLY , VACANT	<b>Possession:</b> AT CLOSING
<b>Din Room:</b> BREAKFAST AREA	<b>Acreage:</b> 5-10 ACRES
<b>Appliances:</b> RANGE	<b>Int. Features:</b>



\* Information Deemed Reliable But Not Guaranteed \*

Made by InnoVia MLS



# 480 Tractor Rd, Fayetteville, NC 28311-7140, Cumberland County



<b>3</b>	<b>1,642</b>	<b>365,033</b>	<b>\$141,358</b>
<b>MLS Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS List Price</b>
<b>2</b>	<b>1975</b>	<b>SFR</b>	<b>07/04/2015</b>
<b>MLS Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS List Date</b>

Active Listing 

## Owner Information

Owner Name:	<b>Miller Gloria Currin</b>	Tax Billing Zip:	<b>28311</b>
Owner Name 2:	<b>Betty Currin Lively</b>	Tax Billing Zip+4:	<b>7139</b>
Tax Billing Address:	<b>146 Tractor Rd</b>	Owner Occupied:	<b>No</b>
Tax Billing City & State:	<b>Fayetteville, NC</b>		

## Location Information

Subdivision:	<b>Burnice Charles Currin</b>	Carrier Route:	<b>R088</b>
Census Tract:	<b>37.00</b>	Zoning:	<b>PND</b>

## Tax Information

Pin #:	<b>0542-04-6400</b>	% Improved:	<b>56%</b>
Lot #:	<b>1</b>		
Legal Description:	<b>LT 1 BURNICE CHARLES CURRIN (8.38 ACS)</b>		

## Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	\$141,358	\$230,611	\$230,611
Assessed Value - Land	\$61,675	\$84,763	\$84,763
Assessed Value - Improved	\$79,683	\$145,848	\$145,848
YOY Assessed Change (\$)	-\$89,253	\$0	
YOY Assessed Change (%)	-38.7%	0%	
Market Value - Total	\$141,358	\$230,611	\$230,611
Market Value - Land	\$61,675	\$84,763	\$84,763
Market Value - Improved	\$79,683	\$145,848	\$145,848
Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$2,177		
2013	\$2,177	\$0	0%
2014	\$1,324	-\$854	-39.2%

## Characteristics

Land Use - Universal:	<b>SFR</b>	Fireplaces:	<b>1</b>
Land Use - County:	<b>Single Family</b>	Basement Type:	<b>Tax: Unfinished MLS: Basement</b>
Lot Acres:	<b>8.38</b>	Foundation:	<b>Slab</b>
Lot Area:	<b>365,033</b>	Exterior:	<b>Vinyl</b>
# of Buildings:	<b>1</b>	Roof Type:	<b>Gable</b>
Building Type:	<b>Single Family</b>	Roof Material:	<b>Composition Shingle</b>
Building Sq Ft:	<b>Tax: 1,656 MLS: 1,642</b>	Roof Shape:	<b>Gable</b>
Gross Area:	<b>2,790</b>	Garage Type:	<b>Garage</b>
Ground Floor Area:	<b>1,656</b>	Garage Sq Ft:	<b>900</b>
Year Built:	<b>1975</b>	Parking Type:	<b>Metal Garage</b>
Style:	<b>Unknown</b>	Carport Area:	<b>400</b>
Stories:	<b>Tax: 1 MLS: 2</b>	Porch:	<b>Finished/Open Porch</b>
Bedrooms:	<b>3</b>	Porch Type:	<b>Finished/Open Porch</b>

Courtesy of Lucia Turlington, TRIANGLE MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on: 07/08/2015

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Total Baths: 2  
Full Baths: 2

Porch 1 Area: 276  
Condition: Poor

## Features

Feature Type	Unit	Size/Qty
Bas	S	1,656
Opf	S	276
Bmu	S	1,134
Opu	S	276
Cpu	S	400
Pir	S	96
Stp	S	40
Pir	S	144
Grm	S	900
Ulf	S	964

## Estimated Value

RealAVM™ (1): **\$186,919** Confidence Score (2): **71**  
RealAVM™ Range: **\$153,274 - \$220,564** Forecast Standard Deviation (3): **18**  
Value As Of: **06/26/2015**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Listing Information

MLS Listing Number: **2017354** MLS Status Change Date: **07/06/2015**  
MLS Status: **Active** MLS Listing Date: **07/04/2015**  
MLS Area: **307 - CUMBERLAND COUNTY** MLS Current List Price: **\$141,358**  
MLS D.O.M.: **5** Listing Agent: **11937-Lucia Turlington**

## Last Market Sale & Sales History

Settle Date: **04/23/1993** Seller: **Meymandi Assad**  
Owner Name: **Miller Gloria Currin** Document Number: **3945-31**  
Owner Name 2: **Betty Currin Lively** Deed Type: **Warranty Deed**

Sale/Settlement Date	04/23/1993	08/13/1987	07/01/1984
Recording Date	05/15/2009	05/15/2009	
Nominal	Y	Y	Y
Buyer Name	Miller Gloria C	Owner Record	Currin Burnice C
Seller Name	Elliott Wilbert L	Currin Burnice C	Meymandi Assad
Document Number	8150-717	8150-398	3945-31
Document Type	Deed (Reg)	Quit Claim Deed	Warranty Deed

## Mortgage History

Mortgage Date: 06/01/2004  
Mortgage Amount: \$20,000  
Mortgage Lender: Bank Of America  
Mortgage Type: Conventional  
Mortgage Term: 25  
Mortgage Term Period: Years  
Mortgage Int Rate Type: Adjustable Int Rate Loan  
Mortgage Purpose: Refi

Courtesy of Lucia Turlington, TRIANGLE MLS

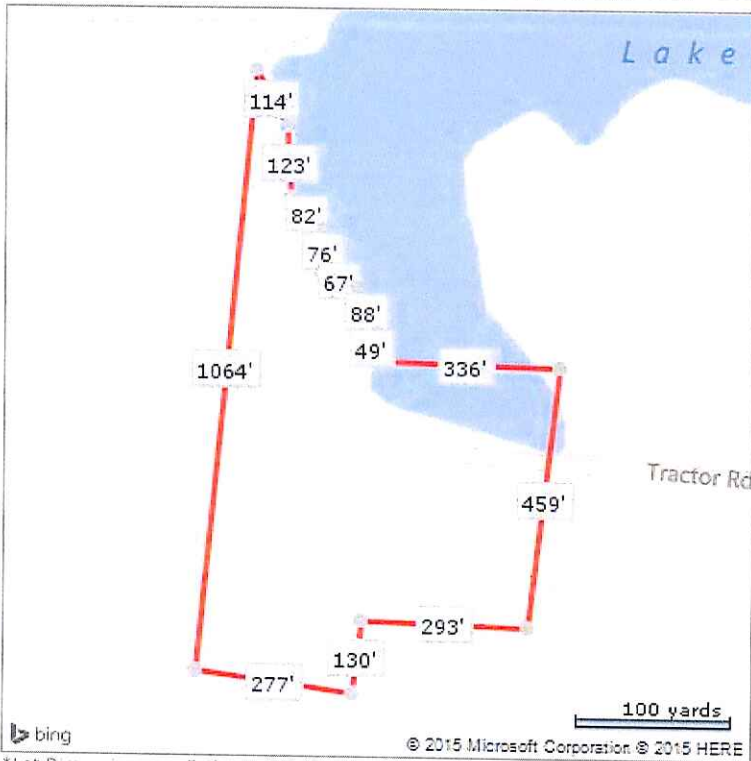
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**Property Detail**

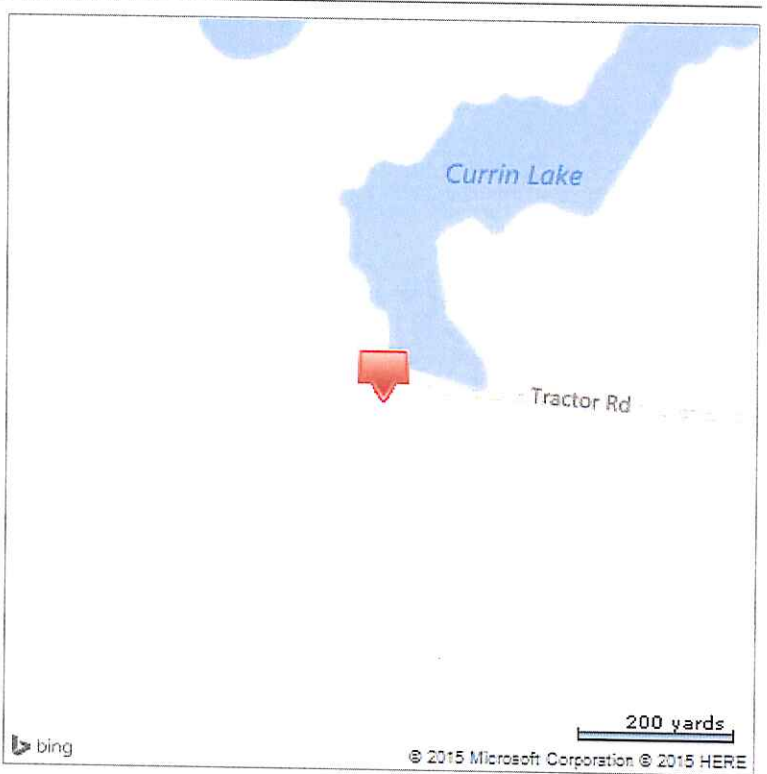
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# Property Map



\*Lot Dimensions are Estimated



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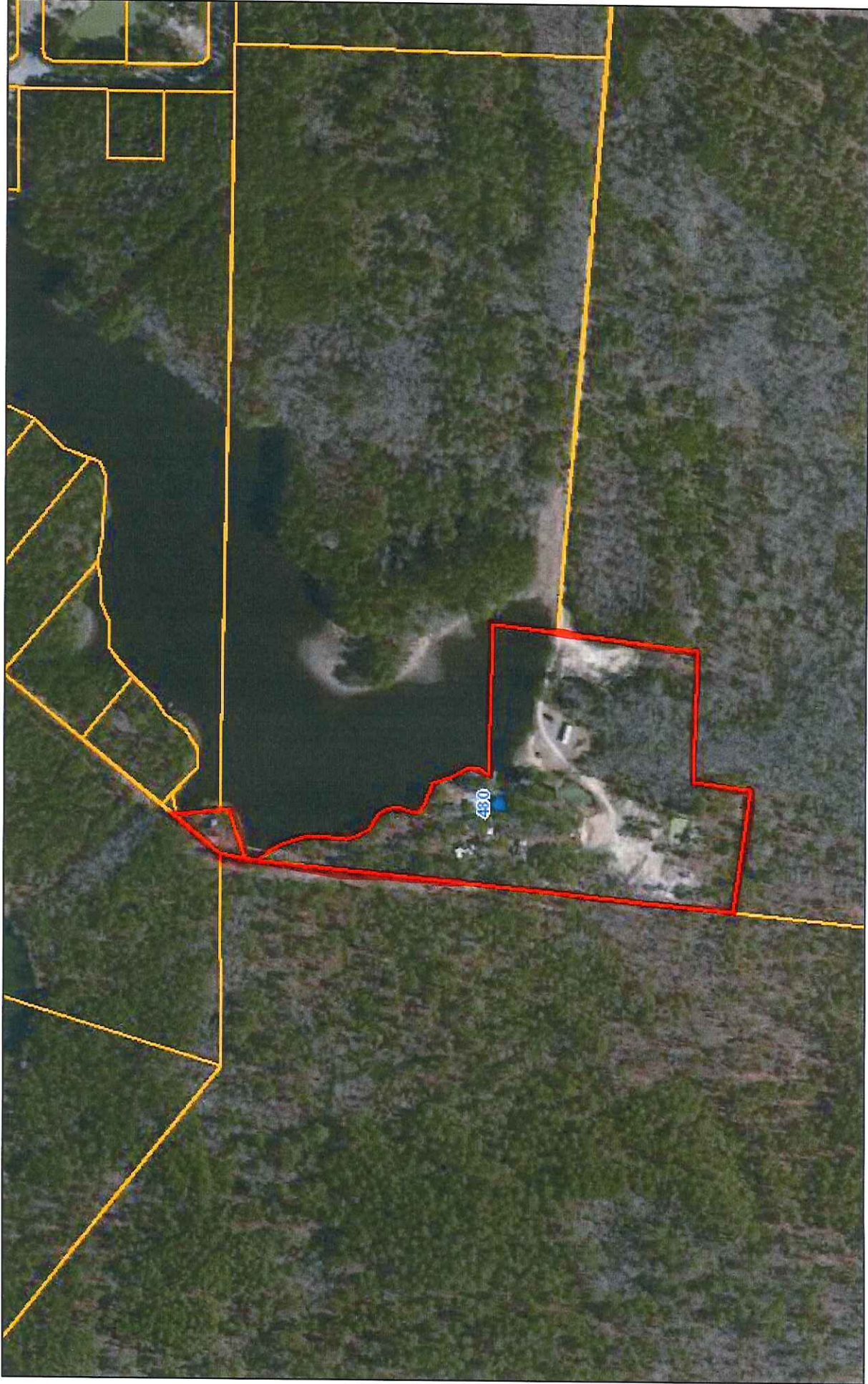
## Property Detail

Generated on 07/08/2015

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# Cumberland County GIS Data Viewer



July 8, 2015

Parcels

Municipal Boundaries

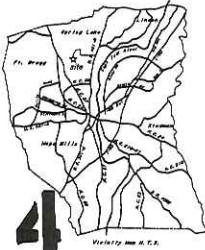
Addresses

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and



2-8-96  
This plat does not fall  
under the jurisdiction  
of the Subdivision  
Ordinance  
George Lott



Traverse Date	1-5
Station and Name	Currin
Field Book	
Plot No.	1242-03-04-124
Name of owner	Currin
Class of plat	
Page	

# 184

NORTH CAROLINA  
Cumberland County

I, George L. Lott certify that this plat was drawn under my supervision from an actual survey made under my supervision (dead description recorded in book \_\_\_\_\_, page \_\_\_\_\_, act. Kather), that the boundaries not surveyed are clearly indicated as drawn from information found in book \_\_\_\_\_, page \_\_\_\_\_, that the ratio of precision as calculated is 1:20,000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 8 day of February, A.D., 1996.

*George L. Lott*  
Registered Land Surveyor L-1379

NORTH CAROLINA  
CUMBERLAND COUNTY



H.W. Langston a Notary Public for said County and State aforesaid certify that George L. Lott a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Official Stamp or Seal, this 8 day of February, 1996.

*H.W. Langston*  
H. W. Langston Notary Public

My Commission Expires August 23, 2000.  
05708  
North Carolina, Cumberland County

The foregoing certificate of H.W. Langston, Notary Public is certified to be correct.

This instrument was presented for registration and recorded in this

office at book 90, page 184.

This 8 day of February, 1996 at 1:25 o'clock A.M. P.M.  
George E. Tatum  
REGISTER OF DEEDS  
By *George E. Tatum*  
Deputy Register of Deeds

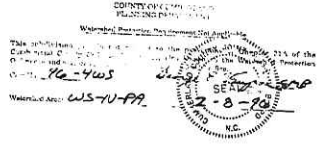
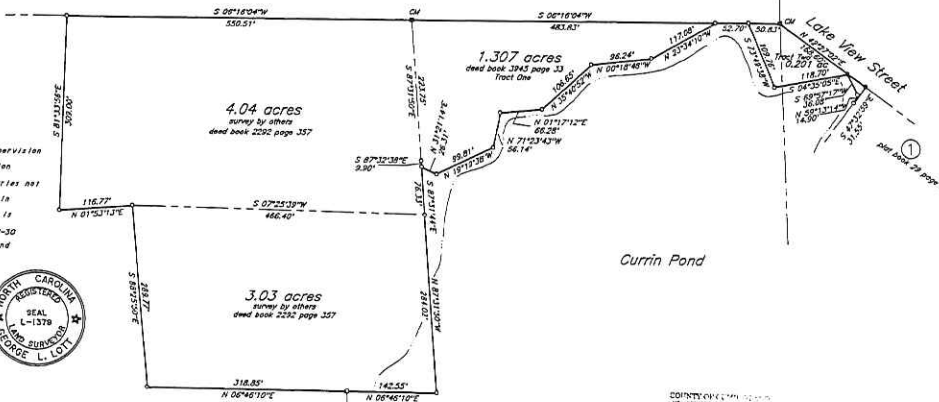
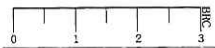
- 1. That this plat is of a survey that creates a subdivision of land within the area of a county of North Carolina that has an ordinance that regulates parcels of land.
- 2. That this plat is of a survey that is, in fact, in each portion of a county of North Carolina that is controlled in its ordinance that regulates parcels of land.
- 3. That this plat is of a survey of an existing parcel or parcels of land.
- 4. That this plat is of a survey of several parcels, such as the recombination of existing parcels, a continuous survey or other variation in the partition of a subdivision.
- 5. That the information available in this survey is such that I am unable to make a determination in the face of my professional duty as to its precision according to (a) through (c) above.

No horizontal control within 2000 feet.

George L. Lott Surveyors Est. 1979  
126 Rowland Circle Fayetteville, N.C. 28301  
Phone (704) 484-5250 Fax (704) 484-2918



90/184



Composite Map

**Burnice Charles Currin**

Carver's Creek Township  
Cumberland County  
North Carolina  
Scale 1" = 100'  
February 1996



DRAWING NO. 90-12