

; PT OF TRACT C-1

PIN: 42715040024 - TMS: 1790004115

Parcel

Owner

FERRANTE RAJANI TIGERS
851 FOLLY RANCH LN
MYRTLE BEACH, SC 29588

| | |
|---------------------|--------------------|
| Neighborhood Name | ICW |
| Neighborhood Number | 1206653 |
| Jurisdiction | Horry |
| Area | 001 |
| District | 630 - SOCASTEE REC |
| Census Tract | 051500 |
| Legal Acres | 0.3900 |

Transfer of Ownership

| Owner | Consideration | Transfer Date | Deed Book / Page | Deed Type |
|------------------------|---------------|---------------|------------------|-----------------|
| MILES MIRIAM B | \$45,000.00 | 07/13/1990 | 1406 / 132 | Grant Deed (Gr) |
| GARRICK STEPHEN | \$45,000.00 | 07/13/1990 | 1406 / 132 | Grant Deed (Gr) |
| MCGEE THOMAS E JR ETAL | \$40,000.00 | 07/08/1992 | 1562 / 107 | Grant Deed (Gr) |
| MCGEE THOMAS E JR | \$5.00 | 11/11/1999 | 2207 / 249 | Grant Deed (Gr) |
| MCGEE THOMAS E JR | \$0.00 | 12/31/2008 | ADMN / XFER | Grant Deed (Gr) |
| MCGEE THOMAS E JR | \$0.00 | 12/31/2009 | ADMN / XFER | Grant Deed (Gr) |
| MCGEE THOMAS E JR | \$0.00 | 12/31/2009 | ADMN / XFER | Grant Deed (Gr) |
| FERRANTE RAJANI TIGERS | \$350,000.00 | 01/11/2019 | 4175 / 2483 | Deed (D) |

Valuation Record

| Assessment Year | Reason for Change | Market Value | | | Land Use | | |
|-----------------|-------------------|--------------|--------------|--------------|----------|--------------|--------------|
| | | Land | Improvement | Total | Land | Improvement | Total |
| 2009 | Conversion Base | \$90,500.00 | \$235,200.00 | \$325,700.00 | \$0.00 | \$235,200.00 | \$235,200.00 |
| 2010 | 2010 Conversion | \$90,600.00 | \$235,200.00 | \$325,800.00 | \$0.00 | \$235,200.00 | \$235,200.00 |
| 2010 | Reassessment | \$90,600.00 | \$235,200.00 | \$325,800.00 | \$0.00 | \$235,200.00 | \$235,200.00 |
| 2014 | Admin Changes CAP | \$176,500.00 | \$378,000.00 | \$554,500.00 | \$0.00 | \$378,000.00 | \$378,000.00 |
| 2014 | Reassessment | \$110,700.00 | \$378,000.00 | \$488,700.00 | \$0.00 | \$378,000.00 | \$378,000.00 |
| 2019 | Reassessment | \$152,900.00 | \$393,100.00 | \$546,000.00 | \$0.00 | \$393,100.00 | \$393,100.00 |
| 2020 | ATI Reassessment | \$152,900.00 | \$261,500.00 | \$414,400.00 | \$0.00 | \$261,500.00 | \$261,500.00 |

Land Size

| Land Type | Rating, Soil ID - or - Actual Frontage | Acreage - or - Effective Frontage | Square Feet - or - Effective Depth | Influence Factor |
|---------------------|--|---|--|-----------------------|
| Res WaterFront (RW) | | | 16988.00 | 4 Per Square Foot (4) |

Summary of Improvements

| Id | Use | Height Stories or Feet | Construction Type | Grade | Year Constructed | Effective Year | Condition | Size of Area |
|-----|--------|------------------------|-------------------|-------|------------------|----------------|---------------------|--------------|
| D | DWELL | 1.00 | | B | 1995 | 1995 | normal for age (AV) | 2829 |
| G01 | ATTGAR | 0.00 | Brick (7) | | | | Excellent (EX) | 964 |

Special Features

- D : MAS (Masonry fireplace)

Physical Characteristics

| | |
|---------------|-----------|
| Style | 23 Modern |
| Story Height | 2.0 |
| Finished Area | 2829 |
| Attic | None |
| Basement | None |

Roofing

| | |
|----------|---------------|
| Material | None |
| Framing | Std for class |
| Pitch | Not available |

Flooring

Sub and joists 1.0

Exterior Cover

Brick 1.0, 2.0

Interior Finish

Drywall 2.0

Accommodations

| | |
|----------------|---|
| Finished Rooms | 9 |
| Bedrooms | 4 |

Heating and Air Conditioning

| | |
|----------------|------|
| Lower Basement | 0 |
| First Floor | 2468 |
| Full Upper | 361 |
| Part Upper | 0 |

Plumbing

| | # | TF |
|-----------------------|---|-----------|
| 3 Fixt. Baths | 2 | 6 |
| 2 Fixt. Baths | 1 | 2 |
| Extra Fixt. | | 2 |
| Total Fixtures | | 10 |