



Thursday, June 08, 2017

**LOCATION**

<b>Property Address</b>	3804 Fork Shoals Rd Simpsonville, SC 29680-6910
<b>Subdivision</b>	
<b>County</b>	Greenville County, SC

**PROPERTY SUMMARY**

<b>Property Type</b>	Agricultural
<b>Land Use</b>	Ag Improved
<b>Improvement Type</b>	Ag Improved
<b>Square Feet</b>	4255

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	0577.04-01-002.01
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	
<b>District/Ward</b>	1
<b>2010 Census Trct/Blk</b>	32.01/1
<b>Assessor Roll Year</b>	2016



**CURRENT OWNER**

<b>Name</b>	Jenkins Clyde David Iii Jenkins Susan Etal
<b>Mailing Address</b>	3804 Fork Shoals Rd Simpsonville, SC 29680-6910

**SALES HISTORY THROUGH 05/18/2017**

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
7/14/2016	\$10	Jenkins Clyde David Iii		Warranty Deed	2	2492/599 2016051824
1/26/2016		Jenkins Elizabeth Rainey		Warranty Deed		2481/2924 2016006552
9/14/2011		Jenkins Elizabeth R			2	2393/5876
3/23/1977		Jenkins Elizabeth R				1053/260

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2016	<b>Assessment Year</b>	2016
<b>Appraised Land</b>	\$67,600	<b>Assessed Land</b>	\$510
<b>Appraised Improvements</b>	\$202,730	<b>Assessed Improvements</b>	\$8,110
<b>Total Tax Appraisal</b>	\$270,330	<b>Total Assessment</b>	\$8,620
<b>Assessment Rate</b>	4.00%	<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2016			\$1,290.49
2015			\$1,244.80
2014			\$1,104.37
2013			\$1,102.61

**MORTGAGE HISTORY**

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Ag Improved	Condition	Units
Year Built	1960	Effective Year	Stories
BRs	4	Baths	3 F H Rooms
Total Sq. Ft.	4,255		
Building Square Feet (Living Space)		Building Square Feet (Other)	
First Story (Base) 3,615		Open Porch (unfinished) 76	
		Attached Garage 931	
		Detached Garage (unfinished) 308	
		Detached Garage (unfinished) 2,480	

- CONSTRUCTION

Quality	Roof Framing	Gable And Hip
Shape	Roof Cover Deck	Composition Shingle
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	
Foundation	Interior Finish	
Floor System	Air Conditioning	Central
Exterior Wall	Brick	Heat Type
Structural Framing		Heat Pump
Fireplace	Y	Bathroom Tile
		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Ag Improved	Lot Dimensions
Block/Lot		Lot Square Feet
Latitude/Longitude	34.646847°/-82.308934°	287,495
		Acreage
		6.6

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	1

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45045C0493D	12/02/2004

