

TC&I TIMBER COMPANY LLC  
C/O THE CAMPBELL GROUP  
LLC  
307A E GOVERNMENT ST  
BRANDON, MS 39042-3238

Situs: CHRISTIAN CHAPEL CHURCH RD NC  
Legal: P9-43

District: 105 - Moncure  
Prior Visit:  
Maint:  
Audit Code: \_\_\_\_\_

Prior Value: \$ 594,742 Ld Value: \$  
Exempt Code: Bld Value: \$  
Exempt Value: \$ 0 Total: \$  
PUV Value: \$ 0

Property Type: C COMMERCIAL Twsp: CAPE FEAR  
NBHD: 0498 CAPE FEAR

Plat Bk:  
Deed Bk: 1293-0483

SWF:  
DBA: Taxable Value: \$ 636,848

Permit Number	Date	Permit Type	Status	Amount
23-4163	11/1/2023	Comm Bldg	Closed	0

**Assessment Notes:**  
07/20/2004 - KIM - 2005 Date Visited: 00/00/0000 By KIM;  
05/14/2008 - BWILLIS - 2009 Date Visited: 07/15/2004 By KDH;  
10/12/2018 - PKS - 2019 Date Visited: 12/31/2016 By PAS;  
08/28/2019 - CHREVAL4 - 2021 Date Visited: 10/12/2018 By PKS;  
08/28/2019 - CHREVAL4 - VACANT;  
12/17/2008 - MARY - 12/17/08; 27.8A UTIL R/W 11%; MP;  
08/14/2018 - TERESA - ACRE CHANGE PER DB 1966-604 ;  
09/13/2022 - CHTERESA - PARCEL 2-TRACT 1 PER UNRECORDE D SURVEY PER DB 2318-414;  
\*split out Lot 1 - 96330 - TIP East Lift Station - 1.55A per Plat 2023/313 & DB 2388/141;  
\*6.439A in City of Sanford utility easement per Plat 2023/308;

Deed Bk/Pg	Sale Date	Sale Price	Stamps	Instrument	Name	Qualified/Disqual.
2318/0414	8/2/2022	43,977,500	87,955	WARRANTY DEED	VINFAST MANUFACTURING US LLC	2 OR MORE PARCELS ON DEED
2294/0183	3/31/2022	0	0	NON-WARRANTY DEED	TIP EAST DEVELOPMENT PARTNERS LLC	REVENUE STAMPS LESS \$6.00
2294/0175	3/31/2022	37,184,500	74,369	WARRANTY DEED	TIP EAST DEVELOPMENT PARTNERS LLC	2 OR MORE PARCELS ON DEED
1966/0604	1/9/2018	0	0	NON-WARRANTY DEED	MONCURE HOLDINGS LLC	RELATED PARTIES
1965/0135	12/28/2017	1,340,000	2,680	WARRANTY DEED	MONCURE HOLDINGS LLC	QUALIFIED
1293/0483	10/25/2006	0	0	NON-WARRANTY DEED	TC&I TIMBER COMPANY LLC	REVENUE STAMPS LESS \$6.00
KO/0244	12/31/1996	0	0		US STEEL CARNGE PENSN FN	REVENUE STAMPS LESS \$6.00