

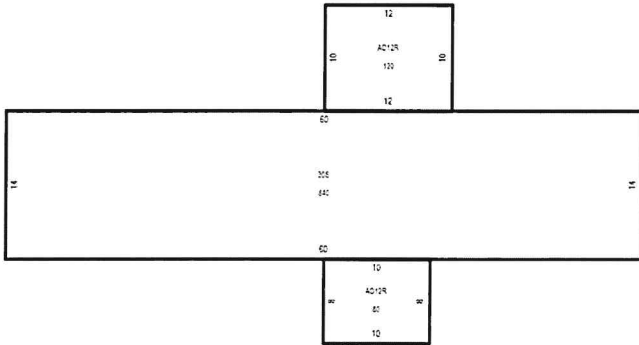
Overview

Parcel Number	0004635	Market Value	290,499
Tax Year	2025	Exemption/Exclusion	0
Class	R - RESIDENTIAL	Deferred	0
Physical Address	1604 Bonlee School Rd Bear Creek NC 27207	Assessed Value	290,499
Acreage	59.9480	Tax Rate	Unavailable
		Total Tax	Unavailable

No Tax Disbursements

Photos & Sketches

Converted Sketch



No Billing Details

☰ Tax Due Amounts

If paid in...	Amount due is...
April 2025	\$0.00
May 2025	\$0.00
June 2025	\$0.00
July 2025	\$0.00
August 2025	\$0.00
September 2025	\$0.00
October 2025	\$0.00
November 2025	\$0.00
December 2025	\$0.00

Pay Taxes

Tax Due amounts are for all unpaid years.
See Payment History section for year-by-year details.

☰ Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$1,735.32	\$1,735.32	\$0.00	9/25/2024
2023	\$1,819.69	\$1,819.69	\$0.00	9/25/2024
2022	\$1,960.89	\$1,960.89	\$0.00	9/25/2024
2021	\$1,602.69	\$1,602.69	\$0.00	10/29/2021
2020	\$1,221.11	\$1,221.11	\$0.00	12/14/2020

Show 5 More (23)

Zoning

Code	Classification
R-1	RESIDENTIAL DISTRICT 1
R-1	RESIDENTIAL DISTRICT 1

Legal

Legal Description	Subdivision Name	Block	Lot	Plat Book	Plat Page
D8-132					

No Exclusions

Owner Information

OWNER GRIVALSKI, JEFFREY P
Mailing Address 1604 BONLEE SCHOOL RD
BEAR CREEK, NC 272079133

Transfer History

Book & Page	Sale Type	Sale Date	Sold By	Sold To	Price
2260 0073	WARRANTY DEED	11/2/2021	KLEIN BENJAMIN F KLEIN BETTY S	GRIVALSKI JEFFREY P	\$460,000
582 0326		12/31/1996		KLEIN BENJAMIN F KLEIN BETTY S	\$0

No Genealogy

Land Value

Property Class	Valued Acres	Appraised Value
Acre - Primary w/Public Water	1.0000	19,800
Acre - Residual	58.9480	240,159

➔ CAMA - Structure (1 of 2) - Real Estate

Property Class	Description	Total Finished Area	Year Built
RES - Residential	MANUFACTURED	840	1997

House Type	
17 - MANUFACTURED	

Foundation Type	
FN02 - Earth/Pier/Post	840 Square Ft.

Porches/Decks	
AC12R - Deck - Frame	120 Square Ft.
AC12R - Deck - Frame	80 Square Ft.

Heating & Cooling	
HC07 - Packaged Heat/Cool	840 Square Ft.

Accommodations	
Number of Bathrooms	2.00
Number of Bedrooms	3.00
Number of Half Bathrooms	0.00
Number of Rooms	7.00

Base Cost	
30S - Manufactured Home Single	840 Square Ft.

Exterior Wall	
EW08 - Alum/Vinyl	100 Percent

➔ CAMA - Structure (2 of 2) - Real Estate

Property Class	Description	Total Finished Area
RES - Residential	Outbuildings Only - RES	0

Storage	
MS28R - Storage Bldg. Unfinished	608 Square Ft. Year Built: 1994

Market Value

Year	Market Land	Market Building	Market Total
2025	259,959	30,540	290,499
2024	178,106	22,940	201,046
2023	178,106	22,940	201,046
2022	0	0	0
2021	0	0	0

Show 2 More (2)

Map

[View Full Screen](#)

Contact Information

Chatham County Tax Assessor

12 East Street
PO Box 908
Pittsboro, NC 27312
Phone: 919-542-8211

Chatham County Tax Collector

192 West Street
PO Box 697
Pittsboro, NC 27312
Phone: 919-542-8260

FILED Nov 02, 2021
AT 03:19:36 PM
BOOK 02260
START PAGE 0073
END PAGE 0076
INSTRUMENT # 16940
EXCISE TAX \$920.00

Revenue Stamps: \$920.00

Parcels: #0004635 and #0004863

Prepared by: Chad Wesley Riggsbee, Attorney at Law, P.O. Box 147, Pittsboro, NC 27312

Return to Grantee at: 2622 NC Highway 902, Pittsboro, NC 27312-8089

Description for the Index: Parcels #0004635 and # 0004863, Bonlee School Road, Bear Creek, NC 27207

STATE OF NORTH CAROLINA)
)
COUNTY OF CHATHAM

GENERAL WARRANTY DEED

THIS DEED made this 29 day of October, 2021, by and between

GRANTOR: BENJAMIN F. KLEIN and BETTY JOAN KLEIN
279 Campbell Road
Bear Creek, NC 27207

GRANTEE: JEFF P. GRIVALSKI
2622 NC Highway 902
Pittsboro, NC 27312-8089

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 those certain lots or parcels of land situated in Chatham County, North Carolina, and more particularly described as follows:

PARCEL # 0004635:

BEING all of Lot Number 1, containing 59.948 acres, more or less, as per Plat entitled, "Survey for James Nash Moore," dated February 15, 1988, prepared by Rufus L. Johnson, RLS, and recorded in Plat Slide 88-57, Chatham County Registry, reference to which is hereby made for a more particular description.

PARCEL # 0004863:

BEING all of that Tract containing 50.548 acres, more or less, according to a plat entitled, "Boundary Survey - Property of Benjamin and Betty Klein," prepared by M.W Wood Surveying, dated May 27, 2002, and recorded on Plat Slide 2002-235, Chatham County Registry, reference to which is hereby made for a more particular description.

The property herein described was acquired by Grantor by instrument in Book 582, Page 326, Chatham County Registry (Parcel #0004635) and in Book 941 at Page 62, Chatham County Registry (Parcel #0004863). This property was _____ was not _____ the personal residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenant 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: Restrictions, rights of way and easements of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed this the day and year first above written.

SIGNATURE PAGES TO FOLLOW

Benjamin F. Klein (SEAL)
BENJAMIN F. KLEIN

State of North Carolina
County of Chatham

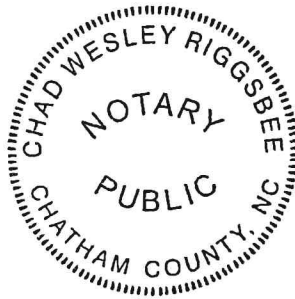
I, Chad Wesley Riggsbee, a Notary Public for said State and County, certify that **BENJAMIN F. KLEIN** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 29 day of October, 2021.

Chad Wesley Riggsbee
Notary Public

My Commission Expires: 11/03/2024

(Official Seal)



Betty Joan Klein (SEAL)
BETTY JOAN KLEIN

State of North Carolina

County of Chatham

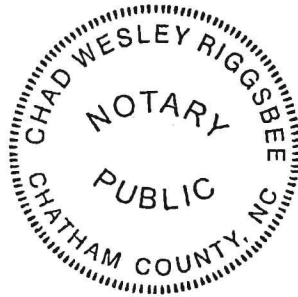
I, Chad Wesley Riggsbee, a Notary Public for said State and County, certify that **BETTY JOAN KLEIN** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 29 day of October, 2021.

Chad Wesley Riggsbee
Notary Public

My Commission Expires: 11/03/2024

(Official Seal)



The District Health Department

Orange, Person, Caswell, Chatham, Lee Counties

Water Supply and Sewage Disposal

IMPROVEMENTS PERMIT No. 73

Date 6-13-77

Owner: James N. Moore

Location: RT #1 Bear Creek NC

Bookey Bx. school 2 1/2 miles west

7 1/2 on Pump

Contractor: Robbston Bros

Water Supply: Private Public

Very poor soil, 60 acres of land.

Sewage Disposal Facilities: No. bedrooms 3 Dishwasher, Disposal washing machine, other automatic appliances 360 gal

Size of tank: 1,000 Nitrification type FILTER

Sub-surface Sand filter with flow

Other disposal facility: ~~See Box~~ Shallow Tail

Shallow Sand filter (See Box) Line

Water supply and/sewage disposal facilities location, installation and protection must meet state and local regulations.

Septic tank should be pumped out every 3 to 5 years and shall be maintained by owner in such a manner as not to create a public health hazard.

Septic tank and nitrification line **MUST BE INSPECTED AND APPROVED BY A MEMBER OF THE DISTRICT HEALTH DEPARTMENT STAFF BEFORE ANY PORTION OF THE INSTALLATION IS COVERED AND PUT INTO USE.**

Date approved: _____
 Well: _____
 Sewage Disposal: _____
 By: _____

Signed Bill Cook
 Sanitarian

Counter-signed _____
 (Owner or his representative)

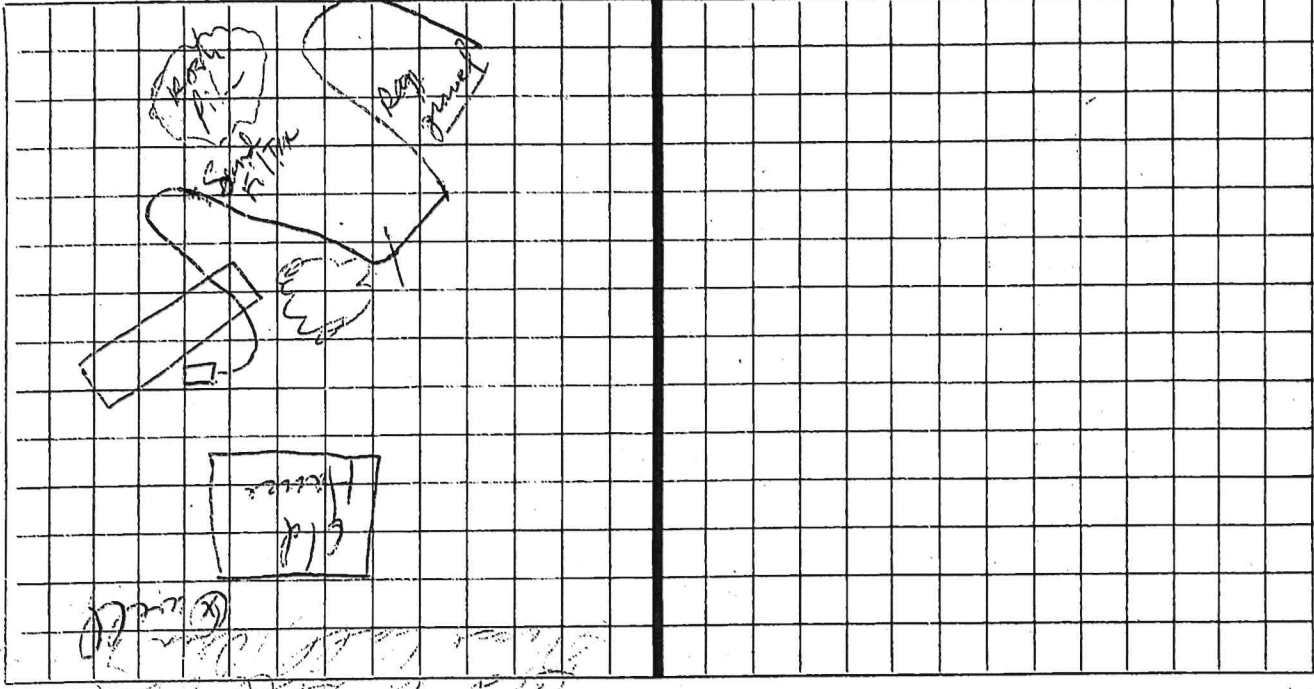
Certificate of Completion

Date Approved: 7-15-77 By: B.C.

Sanitarian

(OVER)

Location of well and sewage disposal facilities sketched on back.



NOTE: Make sketch of installation showing lot size and shape, location of house, septic tanks, privies, water supplies, etc. Note special problems existing on lot. Write in measurements in order that installations may be located at later date. Note location of water supplies on adjacent lots.

(2)

(1)