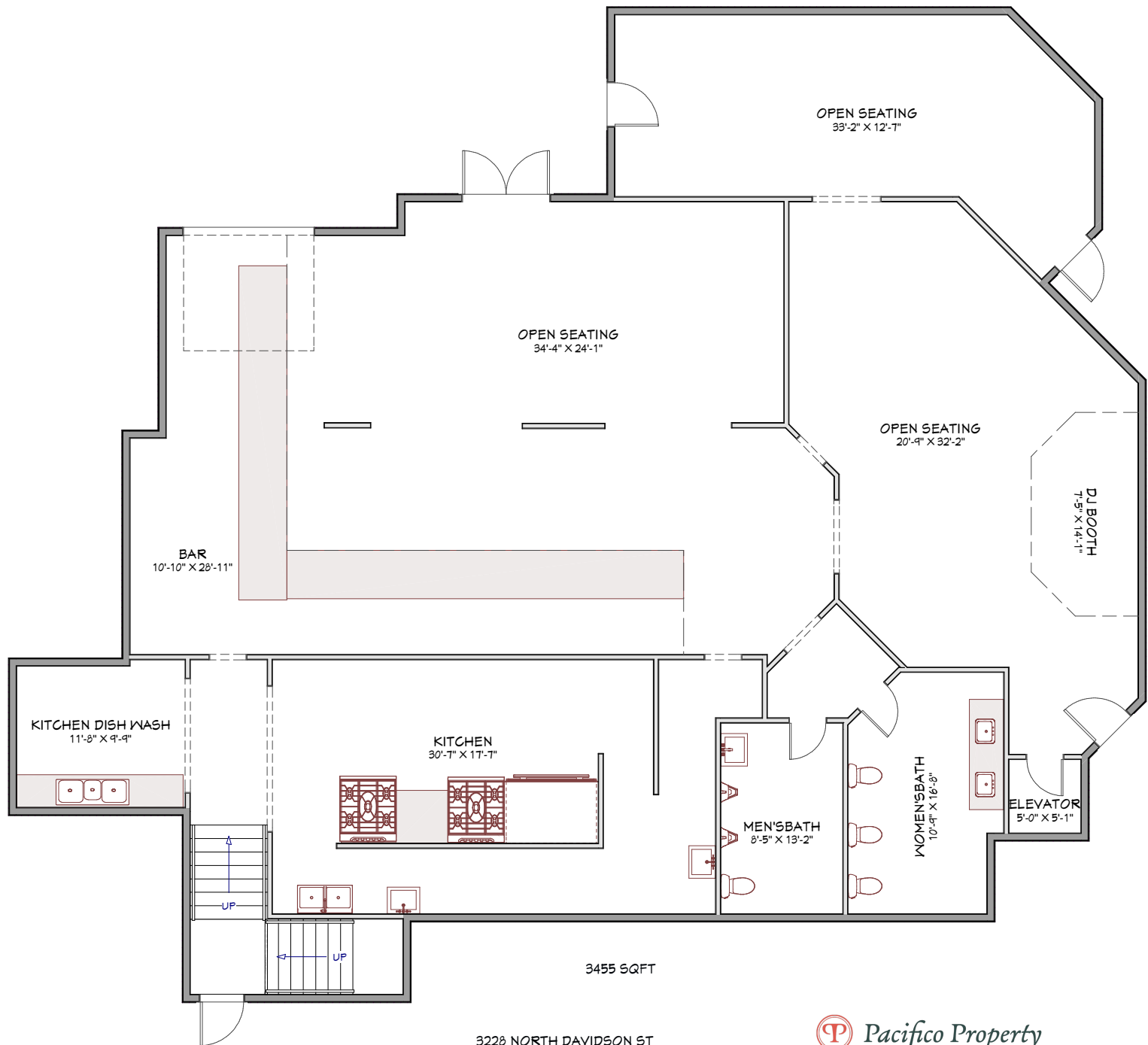
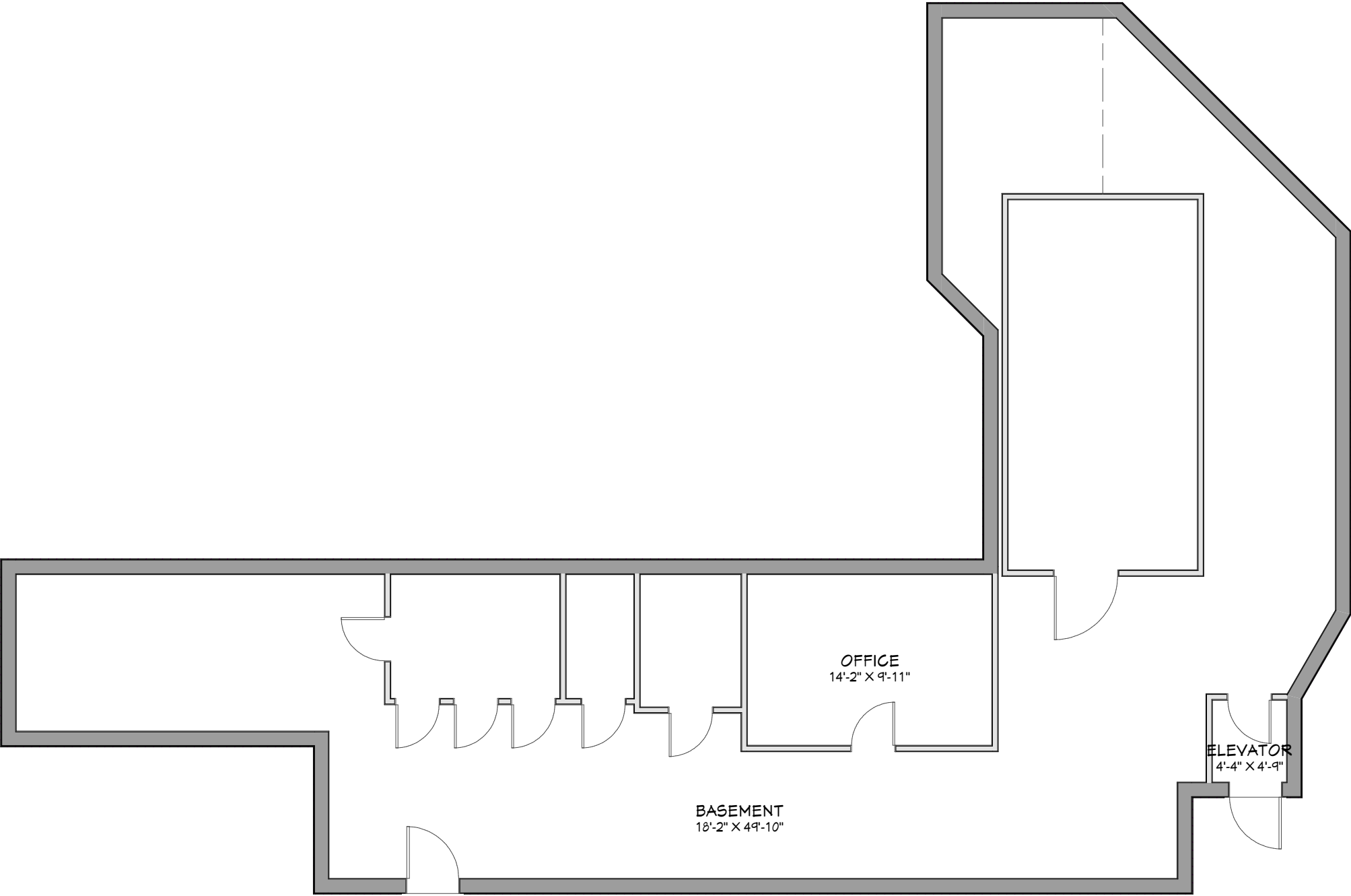




3455 SQFT

3228 NORTH DAVIDSON ST
CHARLOTTE, NC
DATE: 4-25-2025
CLIENT: PHI HOANG

 **Pacifico Property**
Services
Measurements Photos Drone 3D Tours Virtual Staging
980-616-2615 Services@PacificoPropertyServices.com



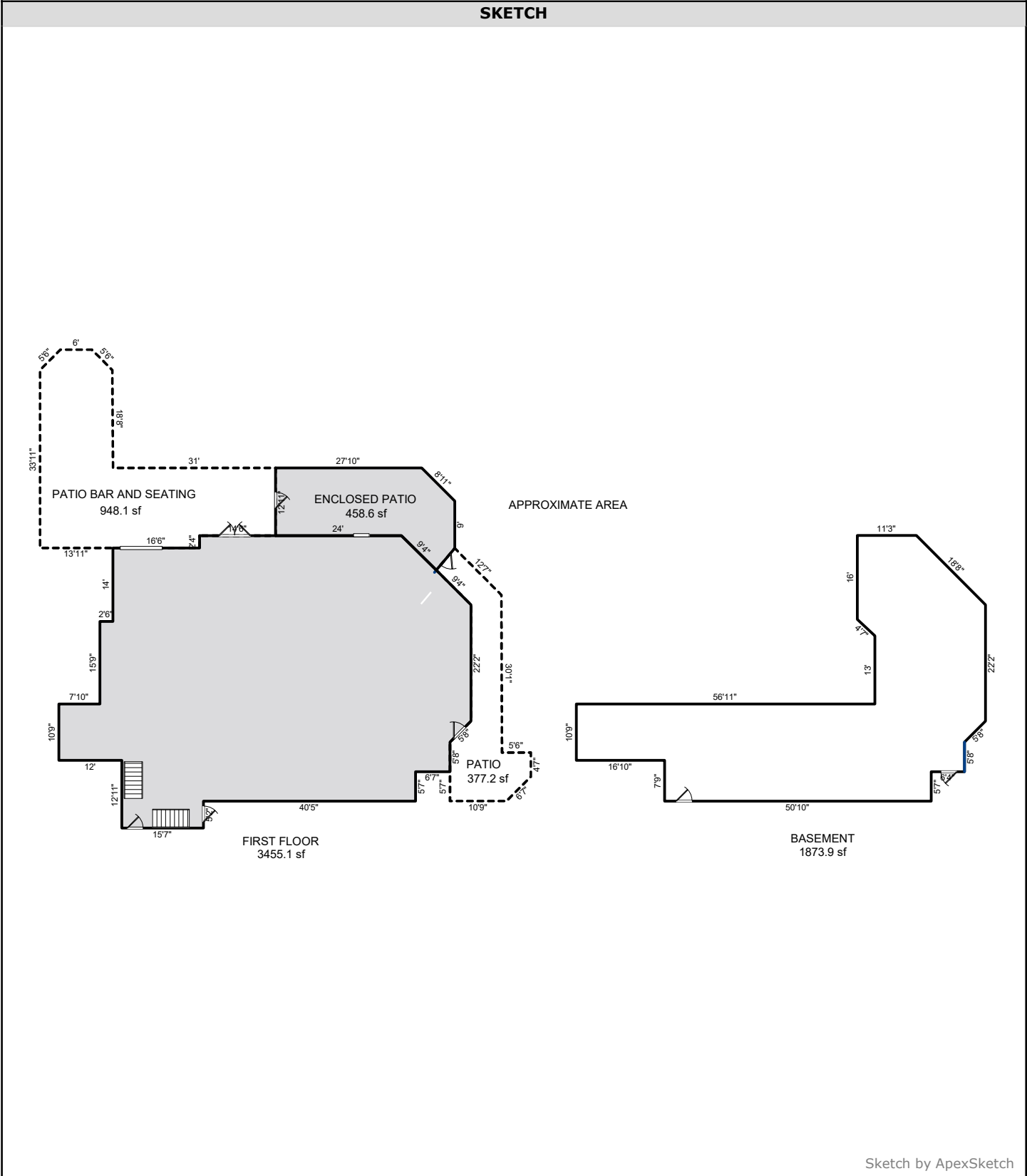
OFFICE
14'-2" X 9'-11"

BASEMENT
18'-2" X 49'-10"

ELEVATOR
4'-4" X 4'-9"

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
File No.: 2025-IUE-JRJ-3228NorthDavidsonSt			Parcel No.:	
Property Address: 3228 North Davidson St				
City: Charlotte		County:	State: N.C.	ZipCode:
Owner:				
Client: Phi Hoang		Client Address:		
Appraiser Name: PPS 980-616-2615 services@pacificopropertyservices.com				Inspection Date: 04/25/2025



AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	FIRST FLOOR	1.0	3455.1	258.6		FIRST FLOOR		24.0 x	13.2 =	315.8
	ENCLOSED PA	1.0	458.6	97.5	3913.7			14.5 x	13.2 =	190.8
OTH	BASEMENT	1.0	1873.9	252.0	1873.9		0.5 x	0.1 x	0.1 =	0.0
P/P	PATIO BAR AN	1.0	948.1	160.8			0.5 x	13.1 x	6.5 =	42.7
	PATIO	1.0	377.2	124.0	1325.3			9.3 x	0.1 =	1.2
							0.5 x	13.2 x	6.6 =	43.3
								16.5 x	10.8 =	178.6
								70.8 x	19.0 =	1343.9
								68.3 x	3.2 =	216.6
								7.8 x	3.2 =	25.4
							0.5 x	5.7 x	2.8 =	8.0
								56.0 x	15.3 =	854.4
								15.6 x	5.2 =	80.5
								9.7 x	6.6 =	63.7
								12.0 x	7.5 =	90.1
						ENCLOSED PAT	0.5 x	8.9 x	4.5 =	19.9
						6 addl items				
						22 total items			(rounded)	3,914
	Net LIVABLE	cnt	2 (rounded)		3,914					