

+OWNERSHIP 1004397  
 MYERS SUE R

2024 1/04/2024

PROPERTY DESCRIPTION  
 TRACT 4  
 S/F 3308

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 358400744824  
 RECORD NUMBER: 100429  
 ROUTE 27000  
 LISTER: LNLEGLISH 5012023  
 CARD NO 1  
 REVIEW:

2401 KENNEDY HOME RD  
 LA GRANGE NC 28551  
 DEED: 1819 38

2401 KENNEDY HOME RD

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	20HCLEAR-AD	1.66AC	2720	1.34	1.00	1.00	3645	1.66	6050				6050
2	29CWOODLAND-AVER	15.52AC	595	2.29	1.00	1.00	1363	15.52	21146	W WOODED	15.52	200.00	3104
3	35APOND	.20AC	1000	1.00	1.00	1.00	1000	.20	200				200
4	14HBS-DIRT	1.50AC	12750	1.00	1.00	1.00	12750	1.50	19125				19125
TOTALS									46521				28479

LAND VALUE: 46521  
 LAND USE VALUE: 28479

DEFERRED VALUE: 18042

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DEED: 1819 38  
 +-----73-----+25-----39--+  
 : : : 3  
 5 : : 5 1  
 0 : 5 +B--39--+  
 : : 4 1 1  
 : : : 9 9  
 +-----73-----C+--25-D-30-A03+  
 : : : 8 F2  
 +14--+25--+1002---44-----+  
 : : G : 2  
 : : : : 3  
 5 : : +-----43+--+  
 6 5 : 1 E :  
 : : 8 3511+--1 :  
 : : : H :  
 +14I: +82 2 3  
 1 4 2 +152 5  
 516--+23-1--35-----+

2401 KENNEDY HOME RD  
 TOPO STREET UTILITY ZONING 18.880 ACRES NBHD  
 0038

NOTES:01 18.88AC FR RN3308 2018  
 01 REM 18.88AC FARM USE 2018

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	20HCLEAR-AD	1.66AC	2720	1.34	1.00	1.00	3645
2	29CWOODLAND-AVER	15.52AC	595	2.29	1.00	1.00	1363
3	35APOND	.20AC	1000	1.00	1.00	1.00	1000
4	14HBS-DIRT	1.50AC	12750	1.00	1.00	1.00	12750

LAND VALUE: 46521

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
STONE	WOOD STONE	HEATPUMP	METAL	1.23STHT 'WALL 4 BDRM	1.00LFUF

AGR - IMP B+5 AYB 2022 EYB 2022  
 DIMENSIONS: A-DL30DU19DR39DD19DL3DD20DR2DU2DR44DD23DL43DD13DR5DD22DL15DU2DL8DD2DL1DD14DL23DU14DL2DU58DR25D  
 D2DR10DU20 B-ML30MU19DR39DU31DL39DD31 C-ML30MD2ML25MU2DL73DU50DR73DD50 D-ML30DD2DL25DU54DR25DD52 E-ML  
 30MU19MR39MD19ML3MD20MR2MU2MR44MD23ML13DD13DL30DU13DR30 F-DD20DL10DU2DL1DU18DR11 G-MD20ML10MU2ML

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%*	FMV
A	01 SINGLE F	4782	1.23	79.84	.6652		53.109	5882		312387					
	0110 HEATPUMP			2.00			2.000	4782		9564					
	0101 WOOD							4782							
	0112 STONE			5.00			5.000	4782		23910					
	5.00 FULL BTH			3000.00			3000.000			15000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
	782.00 DBLPITCH														
B	75 GAR FINF	1209		29.97	.6872		20.595	1209		24899					
C	75 GAR FINF	3650		29.97	.6776		20.307	3650		74120					
D	79 CARPORT-	1350		17.50	1.0000		17.500	1350		23625					
E	81 PORCH	390		31.91	.6646		21.207	390		8270					
F	81 PORCH	218		31.91	.6654		21.232	218		4628					
G	81 PORCH	784		31.91	.6622		21.130	784		16565					
H	81 PORCH	713		31.91	.6625		21.140	713		15072					
I	81 PORCH	236		31.91	.6654		21.232	236		5010					

HSF: 5882.00 %COMP: 100 RPCN: 537850 1.31 705928 - - = 705928  
 STRUCTURE VALUE: 120.01 OGRCN/HSF 120.01 FMV/HSF 705928

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	46521	46521	100%	SW		2464LV/AC
OTHERFEAT			%	12222017		
STRUCTURE	705928	705928	100%	1819-38		TV/HSF
TOTAL	752449	752449	100%	24500	3071%	SP/HSF

APPRAISED-VALUE: 752449