

+OWNERSHIP 1010954 2024 1/04/2024
 MANNING JORDAN BRUCE
 LOREMAN JORDAN NICOLE
 4896 FRINK SCHOOL RD
 LAGRANGE NC 28551
 DEED: 1876 401

PROPERTY DESCRIPTION
 SR 1502
 4896 FRINK SCHOOL RD
 4896 FRINK SCHOOL RD

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER 355800648283
 RECORD NUMBER: 15015
 ROUTE 34000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+----12---+
:         :
1         1
5         5
:         E
2-----40-----+-----9---+
+-----26-----+
:         :
:         1
:         1
:         1
:         :
2         :
9         :
:         2
:         0
:         0
A         +B---17---2
+-----26-----2-----13---+-----19---+
+-----17-----+
  
```

TOPO STREET UTILITY ZONING 1.560 ACRES NBHD 0063

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	7500
2	40HRESIDUAL (CLE	.56AC	4000	1.00	1.00	1.00	2240

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	30CBARN	1* 1	10.00			1	1.00	.01	2000
61	11CCAN-LOW	1* 1	5.00			1	1.00	.01	1000

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C AYB 1971 EYB 1992 GFL
 DIMENSIONS: A-DU29DR26DU2DR40DD11DL10DD20DL13DU2DL17DD2DL26 B-MR26MU2DR17DD5DL17DU5 C-MU2MR26MR30MD2DU2DR19DD
 20DL19 D-MR56MR10MU31DD11DR9DU11DL9 E-MU31MR66ML22DU15DL12DD15DR12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1760	1.00	79.84	.8220		65.628	1760	1.00	115505					
	0110 HEATPUMP			2.00			2.000	1760		3520					
	0103 BRICK			3.00			3.000	1760		5280					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	81 PORCH	85	1.00	31.91	.7271		23.201	85	1.00	1972					
C	76 GAR FINB	380	1.00	33.17	.7983		26.479	380	1.00	10062					
D	78 UTILITYB	99	1.00	28.50	1.0000		28.500	99	1.00	2821					
E	88 CONCRETE	180	1.00	4.25	.9796		4.163	180	1.00	749					
			HSF:	1760.00		%COMP: 100				148909	1.00	148909	-.25-	=	100513
			MKT	90.00		STRUCTURE VALUE:				84.60	OGRCN/HSF	57.10	FMV/HSF		100513

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9740	9740	100%	WD		6243LV/AC
OTHERFEAT	3000	3000	100%	02072020		
STRUCTURE	100513	100513	100%	1876-401		TV/HSF
TOTAL	113253	113253	100%	70000	0161%	SP/HSF

APPRAISED-VALUE: 113253