

+OWNERSHIP 1001657
WADE JON ERIC

2024 1/04/2024

PROPERTY DESCRIPTION
304 W BOUNDARY ST
304 W BOUNDARY ST

TAX SUBDIVISIONS
MOSELEY HALL
COUNTY/TOWN OF LAGRANGE

MAP NUMBER 355608983600
RECORD NUMBER: 15039
ROUTE 8090000
LISTER: LNLEGLISH 5012023
CARD NO 1

304 W BOUNDARY ST
LAGRANGE NC 28551
DEED: 1774 356

304 W BOUNDARY ST

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+-----19-----+
:                   :
:                   :
1                   0
6   6--13+--+
:   E   6   6
:   C   D   :
+-----+-----41-----+
:                   :
:                   :
:                   :
2                   2
5                   5
:                   :
:                   :
A                   :
+B-----+-----41-----+
:                   :
:                   :
6                   :
6                   :
+---9---+

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TOPO	STREET	UTILITY	ZONING	.190 ACRES	NBHD
			R10		0997

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	5P FF	80F 105D	80	1.00	.88	1.00	70 5632

LAND VALUE: 5632

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	26CSTLBLDG	1*	10.00			1	1.00		500

OTHER VALUE: 500

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

RES - IMP D+5 AYB 1955 EYB 1975
DIMENSIONS: A-DU25DR41DD25DL41 B-DR9DD6DL9DU6 C-MR3MU25DU6DR8DD6DL8 D-MU25MR3MR8DU6DR5DD6DL5 E-MU25MR11ML8D
U6DR13DU10DL19DD16DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV			
A	01 SINGLE F	1025	1.00	79.84	.9052		72.271	1025	1.00	74077								
	0112 FWA/CAC			2.00			2.000	1025		2050								
	0103 BRICK			3.00			3.000	1025		3075								
	1.00 FULL BTH			3000.00			3000.000			3000								
B	81 PORCH	54	1.00	31.91	.8101		25.850	54	1.00	1395								
C	82 PORCH-EN	48	1.00	66.03	.6651		43.916	48	1.00	2107								
D	78 UTILITYB	30	1.00	28.50	1.0000		28.500	30	1.00	855								
E	84 WOOD DEC	226	1.00	23.27	.4950		11.518	226	1.00	2603								
											HSF:	1025.00	%COMP: 100	RPCN:	89162 .90	80513 - .42-	=	37358
											MKT	80.00	STRUCTURE VALUE:	78.54	OGRCN/HSF	36.44	FMV/HSF	37358

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5632	5632	100%	UNK		29642LV/AC
OTHERFEAT	500	500	100%	05112016		
STRUCTURE	37358	37358	100%	1774-349		TV/HSF
TOTAL	43490	43490	100%	40000	0108%	SP/HSF

APPRAISED-VALUE: 43490