

+OWNERSHIP 32042 2024 1/04/2024  
 ROUSE JAMES E & KARA C

PROPERTY DESCRIPTION  
 305 W RAILROAD ST  
 CONCESSION/3K

TAX SUBDIVISIONS  
 MOSELEY HALL  
 COUNTY/TOWN OF LAGRANGE

MAP NUMBER 355608996531  
 RECORD NUMBER: 15058  
 ROUTE 8028000  
 LISTER: LNLEGLISH 5012023  
 CARD NO 1

305 W RAILROAD ST  
 LAGRANGE NC 28551  
 DEED: 1755 711

305 W RAILROAD ST

+6+--14--+  
 6E+ :  
 : : 2  
 +3+ 2 6  
 7 7 6 :  
 3C+ :  
 +---24---D+ :+2  
 : :  
 : :  
 : :  
 3 3  
 2 2  
 : :  
 : :  
 A :  
 +---24---4 2+  
 B +--14--41  
 1 0  
 0-----37-----+

TOPO STREET UTILITY ZONING .520 ACRES NBHD  
 R10 0997

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	5P FF	108F	207D	80	1.00	1.12 1.00	90 9676

LAND VALUE: 9676

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	500
61	21CBLDGS-NV	1* 3				3	1.00	.01	

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	HEATPUMP	METAL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP C+10 AYB 1905 EYB 1997  
 DIMENSIONS: A-DU32DR24DU26DR14DD26DR2DD32DL2DD4DL14DU4DL24 B-MR3DD10DR37DU10DL2DD4DL14DU4DL21 C-MR3ML3MU32M  
 R18MU6DL3DU7DR3DD7 D-MU38MR18MD6DR6DU18DL6DD18 E-MU32MR18MU18DR6DU7DL6DD7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1700	1.00	79.84	.8306		66.315	1700	1.00	112735					
	0110 HEATPUMP			2.00			2.000	1700		3400					
	0102 VINYL							1700							
	2.00 FULL BTH			3000.00			3000.000			6000					
B	81 PORCH	314	1.00	31.91	.6650		21.220	314	1.00	6663					
C	83 STOOP	21	1.00	14.32	.7695		11.019	21	1.00	231					
D	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505					
E	77 UTILITY	42	1.00	27.50	1.0000		27.500	42	1.00	1155					
			HSF:	1700.00		%COMP: 100	RPCN:	132689	1.10	145957	-.20-	=	93412		
			MKT	80.00	STRUCTURE VALUE:		85.85	OGRCN/HSF		54.94	FMV/HSF		93412		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9676	9676	100%	UNK		18607LV/AC
OTHERFEAT	500	500	100%	09102015		
STRUCTURE	93412	93412	100%	1755 -0711		TV/HSF
TOTAL	103588	103588	100%	105000	0098%	SP/HSF

APPRAISED-VALUE: 103588