

+OWNERSHIP 37890 2024 1/04/2024
 WEST LESLIE G & LISA S

PROPERTY DESCRIPTION
 SR 1311 TR 6
 NO HVAC 2ND STORY

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/SEVEN SPRINGS FIRE

MAP NUMBER 355400462614
 RECORD NUMBER: 15164
 ROUTE 40000
 LISTER: LNLGLISH 5012023
 REVIEW:

5548 BEAR CREEK RD
 LAGRANGE NC 28551
 DEED: 1681 435

5548 BEAR CREEK RD

```

+--14---9---16---+
:      1      1      1
:      5      5      5
:      D      E
3      +--9-+3-----+
2      :
:      :      1
:      :      6
C      :
+-----37-----+
:
1      1
8      8
:
A      :
+-----42-----+
B      :
9      9
+-----34-----+
  
```

TOPO STREET UTILITY ZONING 4.580 ACRES NBHD 0038

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	3.58AC	4000	1.00	1.00	1.00	14320

LAND VALUE:

29320

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	2500
61	05CDETGARCD	1* 1	19.50			1	1.00	.01	1000
62	21CBLDGS-NV	1* 1				1	1.00	.01	
63	41CMH-HK-UP	*	2000.00			1	1.00		2000

OTHER VALUE:

5500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	HEATPUMP	METAL	2.00STHT	
CONIWALL	VINYL	HEATPUMP		'WALL	
	VINYL	HEATPUMP		3 BDRM	1.00LFUF

RES - IMP D AYB 1901 EYB 1957
 DIMENSIONS: A-DU18DR42DD18DL42 B-MR4DD9DR34DU9DL34 C-MR4ML2MU18DU32DR14DD16DR23DD16DL37 D-MU18MR2MR14MU16DU15DR
 9DD15DL9 E-MU34MR16MR9DU15DR16DD15DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY%	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	756	2.00	79.84	.7944		63.424	1512	.95	91101					
	0110 HEATPUMP			2.00			2.000	756		1512					
	0102 VINYL							756							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	306	1.00	31.91	.6650		21.220	306	1.00	6493					
C	01 SINGLE F	816	1.00	79.84	.7944		63.424	816	1.00	51753					
	0110 HEATPUMP			2.00			2.000	816		1632					
	0102 VINYL							816							
D	01 SINGLE F	135	1.00	79.84	.7944		63.424	135	1.00	8562					
	0110 HEATPUMP			2.00			2.000	135		270					
	0102 VINYL							135							
E	84 WOOD DEC	240	1.00	23.27	.4950		11.518	240	1.00	2764					
			HSF:	2463.00		%COMP: 100									
										167087	.86	143694	-.60-	.21=	45408
							STRUCTURE VALUE:	58.34		OGRCN/HSF		18.43		FMV/HSF	45408

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	29320	29320	100%	UNK		6401LV/AC
OTHERFEAT	5500	5500	100%	02222013		
STRUCTURE	45408	45408	100%	1681 -0435		TV/HSF
TOTAL	80228	80228	100%	105000	0076%	SP/HSF

APPRaised-VALUE: 80228