

+OWNERSHIP 37262 2024 1/04/2024  
VINCENT TYRELL JAWAUN

PROPERTY DESCRIPTION  
305 E JAMES ST LOT 2  
305 E JAMES ST

TAX SUBDIVISIONS  
MOSELEY HALL  
COUNTY/TOWN OF LAGRANGE

MAP NUMBER 356606385576  
CARD NO 1  
RECORD NUMBER: 15270  
ROUTE 6061000  
LISTER: LNLEGLISH 5012023  
REVIEW:

305 E JAMES ST  
LA GRANGE NC 28551  
DEED: 1841 699

305 E JAMES ST

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+-----36-----+
:
:
1
8
:
:
+--12--+
:
1
4
:
:
+--16---+
:
1
6
A
+-----40-----+
B
8
+-----30-----+
  
```

TOPO STREET UTILITY ZONING .620 ACRES NBHD  
R12 0997

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	5P FF	120F 220D	80	1.00	1.12	1.00	90 10752

LAND VALUE: 10752

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	2000
61	21CBLDGS-NV	1* 1				1	1.00	.01	

OTHER VALUE: 2000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	WOOD	GAS-PACK	METAL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	

RES - IMP D+5 AYB 1901 EYB 1981  
DIMENSIONS: A-DU16DR16DU14DL12DU18DR36DD48DL40 B-MR5DD8DR30DU8DL30 C-MR5MR35MU15DR6DU11DL6DD11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	01 SINGLE F	1624	1.00	79.84	.8350		66.666	1624	1.00	108265					
	0111 GAS-PACK			2.00			2.000	1624		3248					
	0101 WOOD							1624							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	240	1.00	31.91	.6654		21.232	240	1.00	5095					
C	81 PORCH	66	1.00	31.91	.7271		23.201	66	1.00	1531					
	HSF:			1624.00			%COMP: 100	RPCN:		121139 .90		109388 - .36-	=		56007
	MKT			80.00			STRUCTURE VALUE:			67.35	OGRCN/HSF	34.48	FMV/HSF		56007

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10752	10752	100%	WD		17341LV/AC
OTHERFEAT	2000	2000	100%	10192018		
STRUCTURE	56007	56007	100%	1841-699		TV/HSF
TOTAL	68759	68759	100%	40000	0171%	SP/HSF

APPRaised-VALUE: 68759