

+OWNERSHIP 1013699 2024 1/04/2024  
RIVER COMMONS LP

PROPERTY DESCRIPTION  
SR 1325 SPENCE E 4  
HAZELWOOD MANOR APTS

TAX SUBDIVISIONS  
MOSELEY HALL  
COUNTY/TOWN OF LAGRANGE

MAP NUMBER 356614345892  
RECORD NUMBER: 15853  
ROUTE 14008000  
LISTER: LNLEGLISH 5012023  
CARD NO 1  
REVIEW:

701 EXPOSITION PLACE STE 118  
RALEIGH NC 27615  
DEED: 1920 01

FIRETOWER RD

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+-14-+-+--22-+-+--14-+-+
+--14-+-+--22-+-+--14-+-+
: 1 E 2 1
: 2 1
: +--14-2
3
5
:
:
A
+-12-+ +-12-+ +-12-+
6 6 6
+-----26-----+
B 6
6-----26-----+

```

TOPO	STREET	UTILITY	ZONING	3.200 ACRES	NBHD
			R18		0997

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	9P LAND	3.20AC	13000	1.00	1.00	1.00	41600

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
4	58CPAVING	*	1.70			12000	1.00	.13	17748
5	59CPAVING-A	*	3.00			1500	1.00	.13	3915
	*								
	*								
	*								
	*								
	*								

OTHER VALUE: 21663

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
CONCRETE	BRICK	FWA/CAC	COMP SHNG	2.00STHT	
SLAB	VINYL			8'WALL BDRM	

RES - IMP C AYB 1981 EYB 2001  
DIMENSIONS: A-DU35DR14DD2DR22DU2DR14DU5DR14DD2DR22DU2DR14DD35DL12DD6DL26DU6DL12DD5DL12DD6DL26DU6DL12 B-MR12MD  
6DD6DR26DU6DL26 C-MD6MR12MR26MU6MR12MU5MR12MD6DR26DD6DL26DU6 D-MD1MR62MR26MU6MR12MU35ML14MD2ML4DD  
12DL14DU12DR14 E-MU38MR82ML18MU2ML14MD5ML14MD2ML4DD12DL14DU12DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	12 MULTI-FA	3724	2.00	57.92	.8733		50.581	7448	.95	357883					
	1212 FWA/CAC			2.00			2.000	3724		7448					
	1203 BRICK			3.00			3.000	3724		11172					
B	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
B	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
C	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
D	81 PORCH	168	1.00	31.91	.6658		21.245	168	1.00	3569					
E	81 PORCH	168	1.00	31.91	.6658		21.245	168	1.00	3569					
	HSF:			7448.00			%COMP: 100			393976	1.00	393976	-.19-	=	319121
	STRUCTURE VALUE:							52.89	OGRCN/HSF			42.84	FMV/HSF		319121

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COUNTY/TOWN OF LAGRANGE

MAP NUMBER CARD NO  
356614345892 2  
RECORD NUMBER: 15853  
ROUTE 14008000  
LISTER: LNLEGLISH 5012023  
REVIEW:

701 EXPOSITION PLACE STE 118  
RALEIGH NC 27615

DEED: 1920 01

FIRETOWER RD

+ -10 +6 + -14 - -6 + -10 + -  
: 8 E 5 46 + -14 - -86 + -  
: + -14 - - + + -10 + 8 D 4 -10 + -  
2 :  
6 :  
: 2  
: 6  
: A  
+ -10 + + -10 + -  
6 6 5  
+ B - - -26 - - - + + -10 + + -10 + -  
6 6 6 6  
+ - - -26 - - - + + C - - -26 - - - + -  
+ - - -26 - - - + + - - -26 - - - 6

TOPO	STREET	UTILITY	ZONING	3.200 ACRES	NBHD
			R18		0997

NOTES:  
# LAND CLASS SIZE \* RATE \*SIZ%\*DPT%\*ADJ% =LND-VALUE

LAND VALUE: 41600  
# OTHER FEAT SIZE BASERATE\*SIZ%= ADJRATE\* UNITS \*OGR%-COND%=OFB-VALU

OTHER VALUE: 21663  
FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - APARTMENTS  
CONCRETE BR+FRAME HEATPUMP COMPSHNG 2.00STHT  
SLAB 8'WALL  
BDRM

RES - IMP C AYB 1981 EYB 2001

DIMENSIONS: A-DU26DR10DU4DR6DD8DR14DU8DR6DD4DR10DD5DR10DU4DR6DD8DR14DU8DR6DD4DR10DD26DL10DD6DL26DU6DL10DU  
5DL10DD6DL26DU6DL10 B-MR10MD6DR26DD6DL26DU6 C-MD6MR10MR26MU6MR10MD5MR10MD6DR26DD6DL26DU6 D-MD11  
MR56MR26MU6MR10MU26ML10MU4ML6DD8DL14DU8DR14 E-MU25MR76ML20MD4ML10MU5ML10MU4ML6DD8DL14DU8DR14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*STY=	COST	OG%	OG RCN	-DEPR%-CND% =	FMV
A	12 MULTI-FA	2688	2.00	57.92	.9270		53.691	5376 .95	274208				
	1210 HEATPUMP			2.00			2.000	2688	5376				
	1204 BR+FRAME			1.50			1.500	2688	4032				
B	81 PORCH	156	1.00	31.91	.6921		22.084	156 1.00	3445				
B	81 PORCH	156	1.00	31.91	.6921		22.084	156 1.00	3445				
C	81 PORCH	156	1.00	31.91	.6921		22.084	156 1.00	3445				
C	81 PORCH	156	1.00	31.91	.6921		22.084	156 1.00	3445				
D	81 PORCH	112	1.00	31.91	.6921		22.084	112 1.00	2473				
E	81 PORCH	112	1.00	31.91	.6921		22.084	112 1.00	2473				

HSF: 5376.00 %COMP: 100 RPCN: 302342 1.00 302342 - .19- = 244898  
STRUCTURE VALUE: 56.23 QGRCN/HSF 45.55 FMV/HSF 244898

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MOSELEY HALL  
COUNTY/TOWN OF LAGRANGE

MAP NUMBER 356614345892  
RECORD NUMBER: 15853  
ROUTE 14008000  
LISTER: LNLEGLISH 5012023  
CARD NO 3  
REVIEW:

701 EXPOSITION PLACE STE 118  
RALEIGH NC 27615  
DEED: 1920 01

FIRETOWER RD

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+-14--+4+--14--+4+--14--+
+---12-+ +---12-+
6 +---26---C+ +---26---6
6 +---26---+

```

TOPO STREET UTILITY ZONING 3.200 ACRES NBHD  
R18 0997

NOTES:  
# LAND CLASS SIZE \* RATE \*SIZ%\*DPT%\*ADJ% =LND-VALUE

LAND VALUE: 41600  
# OTHER FEAT SIZE BASERATE\*SIZ%= ADJRATE\* UNITS \*OGR%-COND%=OFB-VALU

OTHER VALUE: 21663  
FNDATION XTRFNISH HEAT&AIR ROOFMTRL SIZE/QTY DPRT:DEPR - APARTMENTS  
CONCRETE BRICK FWA/CAC COMPSHNG 2.00STHT  
SLAB VINYL 8'WALL BDRM

RES - IMP C AYB 1981 EYB 2001

DIMENSIONS: A-DU35DR14DD2DR4DD12DR14DU12DR4DU2DR14DU5DR14DD2DR4DD12DR14DU12DR4DU2DR14DD35DL12DD6DL26DU6DL12DD  
5DL12DD6DL26DU6DL12 B-MR12MD6MR26MU6MR12MU5MR12MD6DR26DD6DL26DU6 C-MD1MR62MU6ML12MD5ML12MD6DL26DD  
6DR26DU6 D-MD6MR38ML26MU6ML12MU35MR14MD2MR4DD12DR14DU12DL14 E-MU33MR18MR18MU2MR14MU5MR14MD2MR4D

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	12 MULTI-FA	3388	2.00	57.92	.8880		51.432	6776	.95	331075					
	1212 FWA/CAC			2.00			2.000	3388		6776					
	1203 BRICK			3.00			3.000	3388		10164					
B	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
B	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
C	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
C	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
D	81 PORCH	168	1.00	31.91	.6658		21.245	168	1.00	3569					
E	81 PORCH	168	1.00	31.91	.6658		21.245	168	1.00	3569					

HSF: 6776.00 %COMP: 100 RPCN: 368933 1.00 368933 - .19- = 298836  
STRUCTURE VALUE: 54.44 QGRCN/HSF 44.10 FMV/HSF 298836

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	41600	41600	100%	SW		13000LV/AC
OTHERFEAT	21663	21663	100%	06112021		
STRUCTURE	862855	862855	100%	1920- 01		TV/HSF
TOTAL	926118	926118	100%	930000	0099%	SP/HSF

APPRAISED-VALUE: 926118