

+OWNERSHIP 1017990  
MILLS SHARON LEWIS  
4497 BEAR CREEK RD  
LAGRANGE NC 28551  
DEED: 1985 616

2024 1/04/2024

PROPERTY DESCRIPTION  
SR 1311  
4459 BEAR CREEK RD  
4459 BEAR CREEK RD

TAX SUBDIVISIONS  
MOSELEY HALL  
COUNTY/MOSELEY HALL FIRE

MAP NUMBER  
356400483508  
RECORD NUMBER: 16242  
ROUTE 62000  
LISTER: LNLHOLLO 4262023  
REVIEW:

CARD NO  
1

```

+-10-+
:      :
1      1
8      8
:      :
+-----50-----+-----1E4-----+-----21-----+
:      :      :      :
:      :      :      :
:      2      2      :
2      1      1      2
9      :      :      9
:      :      :      :
:      :      :      :
A      +---14--B+      :
+-----+-----64+-----8-----21-----+
4      C
+-6-4

```

TOPO STREET UTILITY ZONING .920 ACRES NBHD 0038

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13HBS-PAVED	.92AC	15000	1.06	1.00	1.00	14628

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	45CPPOOL-VNL	1* 1	20.00			1	1.00	.01	3500
61	26CSTLBLDG	1* 1	10.00			1	1.00	.01	500
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMP SHNG	1.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
				3 BDRM	1.00LFUF

RES - IMP C AYB 1971 EYB 1992  
DIMENSIONS: A-DU29DR50DD21DR14DD8DL64 B-MR64MU8DL14DU21DR14DD21 C-MU8MR64MD8ML29DD4DL6DU4DR6 D-MR35MR29DU29D  
R21DD29DL21 E-MR64MU29ML4DL10DU18DR10DD18

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV	
A	01 SINGLE F	1562	1.00	79.84	.8177		65.285	1562	1.00	101975						
	0110 HEATPUMP			2.00			2.000	1562		3124						
	0103 BRICK			3.00			3.000	1562		4686						
	1.00 FULL BTH			3000.00			3000.000			3000						
	1.00 FP			3000.00			3000.000			3000						
	1.00 HALF BTH			1800.00			1800.000			1800						
B	02 SEMI-FIN	294	1.00	34.97	.7297		25.517	294	1.00	7502						
	0210 HEATPUMP			2.00			2.000	294		588						
	0203 BRICK			3.00			3.000	294		882						
C	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264						
D	79 CARPORT-	609	1.00	17.50	1.0000		17.500	609	1.00	10657						
E	84 WOOD DEC	180	1.00	23.27	.4957		11.534	180	1.00	2076						
		HSF:		1856.00			%COMP: 100			RPCN: 139554 1.00		139554	-.25-	.01=	103620	
							STRUCTURE VALUE:			75.19 OGRCN/HSF					55.82 FMV/HSF	103620

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14628	14628	100%	UNK		122248
OTHERFEAT	4000	4000	100%	05022019		
STRUCTURE	103620	103620	100%	1855-260		
TOTAL	122248	122248	100%	3500	3492%	
						15900LV/AC
						TV/HSF
						SP/HSF
						APPRaised-VALUE: 122248