

+OWNERSHIP 1013449
HARRIS FERRONTE

2024 1/04/2024

PROPERTY DESCRIPTION
306 N CHARLES ST
306 N CHARLES ST

TAX SUBDIVISIONS
MOSELEY HALL
COUNTY/TOWN OF LAGRANGE

MAP NUMBER
356717005673
RECORD NUMBER: 16263
ROUTE 17042000
LISTER: LNLEGLISH 5012023
CARD NO
1

3434 LD HARDY RD
LAGRANGE NC 28551
DEED: 1916 379

306 N CHARLES ST

```

+-----20-----+
:               6
:             +-6-+
:             :   :
:             :   :
:             :   :
2            2   2
8            2   2
:             :   :
:             :   :
:             C   :
+             +---+19-----+
:               :
1               1
4               4
A               :
+-----34-----+
B               :
6               6
+-----24-----+

```

| | | | | | |
|------|--------|---------|--------|------------|------|
| TOPO | STREET | UTILITY | ZONING | .250 ACRES | NBHD |
| | | | R10 | | 0997 |

NOTES:

| # | LAND CLASS | SIZE | * RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|-------------|-------|--------|-------|-------|-------|------------|
| 1 | 13CBS-PAVED | .25AC | 10000 | 2.00 | 1.00 | 1.00 | 20000 5000 |

LAND VALUE:

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR%-COND%=OFB-VALU |
|---|------------|------|-----------|-------|----------|-------|----------------------|
| 2 | 27CSTGBLD | 1* | 10.00 | | | 1 | 1.00 1000 |
| | | * | | | | | |
| | | * | | | | | |
| | | * | | | | | |
| | | * | | | | | |
| | | * | | | | | |

OTHER VALUE:

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - RESIDENTIAL - STD |
|----------|----------|----------|-----------|----------|-------------------------------|
| CONC-BLK | ASBESTOS | SPACEHTR | COMP SHNG | 1.00STHT | |
| PIERS | | | | 'WALL | |
| | | | | 3 BDRM | |

RES - IMP E AYB 1901 EYB 1937
DIMENSIONS: A-DU14DR1DU28DR20DD6DL6DD22DR19DD14DL34 B-MR5DD6DR24DU6DL24 C-MR5MR10MU14DU22DR6DD22DL6

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%= | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|------------------|----------|-------|-----------|-----------|-----|-------------------|--------------|------|
| A | 01 SINGLE F | 904 | 1.00 | 79.84 | .9217 | | 73.588 | 904 | 1.00 | 66523 | | | | |
| | 0106 SPACEHTR | | | | | | | 904 | | | | | | |
| | 0115 ASBESTOS | | | 1.00- | | | 1.000- | 904 | | 904- | | | | |
| | 1.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 3000 | | | | |
| B | 81 PORCH | 144 | 1.00 | 31.91 | .6921 | | 22.084 | 144 | 1.00 | 3180 | | | | |
| C | 81 PORCH | 132 | 1.00 | 31.91 | .6921 | | 22.084 | 132 | 1.00 | 2915 | | | | |
| | | | HSF: | 904.00 | | %COMP: 100 | | RPCN: | | 74714 .76 | | 56782 - .80- .50= | | 4543 |
| | | | MKT | 80.00 | | STRUCTURE VALUE: | | 62.81 | OGRCN/HSF | | | 5.02 | FMV/HSF | 4543 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|------------------------|
| LAND | 5000 | 5000 | 100% | WD | | 20000LV/AC |
| OTHERFEAT | 1000 | 1000 | 100% | 05112021 | | |
| STRUCTURE | 4543 | 4543 | 100% | 1916-379 | | TV/HSF |
| TOTAL | 10543 | 10543 | 100% | 18000 | 0058% | SP/HSF |
| | | | | | | APPRaised-VALUE: 10543 |