

+OWNERSHIP 1012799      2024 1/04/2024  
 RILEY LANDSCAPING & LAWN  
 MAINTENANCE LLC  
 PO BOX 296  
 LAGRANGE NC 28551  
 DEED: 1904 603

PROPERTY DESCRIPTION  
 405 E WASHINGTON ST  
 RILEYS GOODS & GARDENS  
 405 E WASHINGTON ST

TAX SUBDIVISIONS  
 MOSELEY HALL  
 COUNTY/TOWN OF LAGRANGE

MAP NUMBER      CARD NO  
 356610376256      1  
 RECORD NUMBER: 16503  
 ROUTE 10134000  
 LISTER: LNLHOLLO      9212023  
 REVIEW:

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+-----70-----+
:
1
8
:
E
+-----46-----+-----15-----+
1 C D
3
:
:
+F--14--+
:
:
:
2 2 5 5
2 2
:
:
A
+---14---+-----46-----+-----15-----+
  
```

TOPO      STREET      UTILITY      ZONING      1.500 ACRES      NBHD  
 0997

NOTES:01 PARKING LOT POOR COND 200

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	6E FF	207F 310D	250	1.00 1.17 1.00	292 60547

LAND VALUE: 60547

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	-COND%*	OFB-VALU
2	58CPAVING	*	1.70			12000	1.00		20398
3	40CCONC-PAD	35* 50	3.19			1750	1.00		5582
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 25980

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	METALPRE	SPACEHTR	METAL	1.00STHT	
SLAB	METALPRE	SPACEHTR		14'WALL	
	BR+METAL	SPACEHTR		BDRM	

COMM - IMP      C      AYB 1985 EYB  
 DIMENSIONS: A-DU22DR14DD22DL14 C-MU22MU13MR14DD35DR46DU35DL46 D-MU35MR14MR46DD35DR15DU35DL15 E-MU35MR3DU18DR70DD  
 18DL70 F-MU22DR14DU13DL14DD13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	43 SHOP/STO	308	1.00	30.00	.7499	1.05	23.621	308	1.00	7275					
	4306 SPACEHTR			1.60			1.600	308		492					
	4306 BR+METAL							308							
C	43 SHOP/STO	1610	1.00	30.00	.7499	1.04	23.396	1610	1.00	37667					
	4306 SPACEHTR			1.60			1.600	1610		2576					
	4317 METALPRE							1610							
D	43 SHOP/STO	525	1.00	30.00	.7499	1.04	23.396	525	1.00	12282					
	4306 SPACEHTR			1.60			1.600	525		840					
	4317 METALPRE							525							
E	86 SHELTER-	1260		7.50	1.0000		7.500	1260		9450					
F	77 UTILITY	182		27.50	1.0000		27.500	182		5005					
			HSF:	2443	1.00		%COMP: 100		RPCN:	75588	1.00				30235
			MKT	80.00			STRUCTURE VALUE:			30.94	OGRCN/HSF		75588 - .50-	=	30235
													12.37	FMV/HSF	30235

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+-----78-----+14---+5-+  
 A 1 :  
 +-----62-----3 1 2  
 +B-----30-----+ 1  
 1 :  
 0 :  
 +-----35-----+

TOPO	STREET	UTILITY	ZONING	1.500 ACRES	NBHD
					0997

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
		F	D		

LAND VALUE: 60547

#	OTHER FEAT	SIZE	BASERATE*SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*				
		*				
		*				
		*				
		*				
		*				

OTHER VALUE: 25980

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
SLAB	BR+VINYL	HEATPUMP	METAL	1.00STHT	
	HARDIPLK			'WALL	
				BDRM	

COMM - IMP C-5 AYB 2022 EYB  
 DIMENSIONS: A-DU11DR78DD3DR14DD11DL30DU3DL62 B-MR62MD3DR30DU11DR5DD21DL35DU10

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	35 RESTAURA	1060	1.00	119.82	.9735		116.644	1060		123642				
	3510 HEATPUMP							1060						
	0105 BR+VINYL			1.50			1.500	1060		1590				
	0111 HARDIPLK							1060						
	60.00 DBLPITCH													
B	81 PORCH	405		31.91	.6643		21.197	405		8584				
			HSF:	1060.00			%COMP: 100			133816	.95	127125	- - =	101700
			MKT	80.00			STRUCTURE VALUE:			119.92	QGRCN/HSF	95.94	FMV/HSF	101700

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	60547	60547	100%	WD		40364LV/AC
OTHERFEAT	25980	34540	75%	12162020		
STRUCTURE	131935	43186	305%	1902-480		TV/HSF
TOTAL	218462	138273	157%	80000	0273%	SP/HSF
						APPRaised-VALUE: 218462