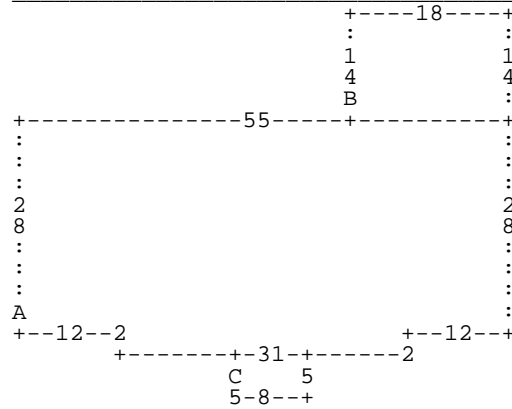


+OWNERSHIP 1010706 2024 1/04/2024
 TROUT DANNY RAY JR
 TROUT BRITTANY SMITH
 PO BOX 193
 LAGRANGE NC 28551
 DEED: 1874 01

PROPERTY DESCRIPTION
 1311 SR
 4677 BEAR CREEK RD
 4677 BEAR CREEK RD

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER CARD NO
 356400267913 1
 RECORD NUMBER: 16511
 ROUTE 65010
 LISTER: LNLEGLISH 5012023
 REVIEW:



TOPO STREET UTILITY ZONING 1.300 ACRES NBHD
 0038

NOTES:01 DETACHED GARAGE FOR 2014

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	.30AC	4000	1.00	1.00	1.00	1200

LAND VALUE: 16200

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	01CDETGAR-F	1*	19.11			1	1.00	.01	15000

OTHER VALUE: 15000

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

RES - IMP C AYB 1981 EYB
 DIMENSIONS: A-DU28DR55DD28DL12DD2DL31DU2DL12 B-MR37MU28DU14DR18DD14DL18 C-MU28MR37ML13MD30DD5DR8DU5DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1602	1.00	79.84	.8394		67.017	1602	1.00	107361				
	0112 FWA/CAC			2.00			2.000	1602		3204				
	0102 VINYL							1602						
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	83 STOOP	252	1.00	14.32	.6257		8.960	252	1.00	2257				
C	83 STOOP	40	1.00	14.32	.7695		11.019	40	1.00	440				
	HSF:			1602.00			%COMP: 100			122262	1.00	122262	-.36-	78248
	STRUCTURE VALUE:							76.31		OGRCN/HSF		48.84	FMV/HSF	78248

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16200	16200	100%	WD		12461LV/AC
OTHERFEAT	15000	15000	100%	01032020		
STRUCTURE	78248	78248	100%	1874-01		TV/HSF
TOTAL	109448	109448	100%	150000	0072%	SP/HSF
						APPRAISED-VALUE: 109448