

+OWNERSHIP 1001173 2024 2/15/2024
 BEAR CREEK FARMS LLC

PROPERTY DESCRIPTION
 SR 1152 TRACT 1

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER CARD NO
 356400678395 1
 RECORD NUMBER: 16951
 ROUTE 21000
 LISTER: LNLEGLISH 2132024
 REVIEW:

2071 SUTTON HOOTEN LANE
 LAGRANGE NC 28551
 DEED: 1779 228

HARDY BRIDGE RD

| # | LAND CLASS | SIZE | BASERATE* | FRNT* | DEPTH* | ADJ | * | UNITS | =LND-VALUE | USE-CLASS | ACREAGE* | RATE | = USE-VALUE | |
|--------|------------------|---------|-----------|-------|--------|------|---|-------|------------|-----------|----------|-------|-------------|-------|
| 1 | 17HCLEAR-AP | 43.09AC | 3200 | 1.00 | 1.00 | 1.00 | | 3200 | 43.09 | 137888 | C CLEAR | 43.09 | 750.00 | 32317 |
| 2 | 26CWOODLAND-AVER | 2.00AC | 700 | 1.16 | 1.00 | 1.00 | | 812 | 2.00 | 1624 | W WOODED | 2.00 | 200.00 | 400 |
| 3 | 35APOND | 1.53AC | 1000 | 1.00 | 1.00 | 1.00 | | 1000 | 1.53 | 1530 | C CLEAR | 1.53 | 750.00 | 1147 |
| TOTALS | | | | | | | | | | | | | | |
| | | | | | | | | | 141042 | | | | | 33864 |

LAND VALUE: 141042
 LAND USE VALUE: 33864

DEFERRED VALUE: 107178

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 REVIEW:

TOPO STREET UTILITY ZONING 46.620 ACRES NBHD
 0038

NOTES:01 PARCEL DIVIDED FOR 2017

| # | LAND CLASS | SIZE | * RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|------------------|---------|--------|-------|-------|-------|-------------|
| 1 | 17HCLEAR-AP | 43.09AC | 3200 | 1.00 | 1.00 | 1.00 | 3200 137888 |
| 2 | 26CWOODLAND-AVER | 2.00AC | 700 | 1.16 | 1.00 | 1.00 | 812 1624 |
| 3 | 35APOND | 1.53AC | 1000 | 1.00 | 1.00 | 1.00 | 1000 1530 |

LAND VALUE: 141042

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR% | -COND%* | OFB-VALU |
|----|-------------|---------|-----------|-------|----------|-------|-------|---------|----------|
| 60 | 76BFINISHNG | 150* 41 | 13.00 | | | 6150 | 1.12 | .40 | 53966 |
| 61 | 76BFINISHNG | 150* 41 | 13.00 | | | 6150 | 1.12 | .40 | 53966 |
| 62 | 76BFINISHNG | 150* 41 | 13.00 | | | 6150 | 1.12 | .40 | 53966 |
| 63 | 24CSHELTER | 1* 1 | 8.00 | | | 1 | 1.00 | .01 | 6500 |
| 64 | 83COFFICE | 1* 1 | 40.00 | | | 1 | 1.00 | .01 | 2500 |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |

OTHER VALUE: 170898

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT: |
|----------|----------|----------|----------|----------|-------|
| | | | | STHT | |
| | | | | 'WALL | |
| | | | | BDRM | |

AGR - IMP AYB EYB
 DIMENSIONS:

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|-----------|-----------|------|----------|--------|---------|----------|-------|-------|------|-----|--------|---------|--------|-----|
|---|-----------|-----------|------|----------|--------|---------|----------|-------|-------|------|-----|--------|---------|--------|-----|

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|--------|-----------|------|----------|-------|-------------|
| LAND | 141042 | 141042 | 100% | | | 311940 |
| OTHERFEAT | 170898 | 170898 | 100% | 00000000 | | |
| STRUCTURE | | | | - | | |
| TOTAL | 311940 | 311940 | 100% | | 0000% | |

APPRaised-VALUE: 311940