

+OWNERSHIP 1008088      2024 1/04/2024  
 RIVER BEND FARMS LLC

PROPERTY DESCRIPTION  
 SR 1324  
 KENNEDY HOME RD

TAX SUBDIVISIONS  
 MOSELEY HALL  
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER                      CARD NO  
 357400167234                      1  
 RECORD NUMBER: 16975  
 ROUTE                      52010  
 LISTER: LNLEGLISH 12042023  
 REVIEW:

2071 SUTTON HOOTEN LANE  
 LAGRANGE NC 28551  
 DEED: 1847 355

KENNEDY HOME RD

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE	
1	17HCLEAR-AP	24.00AC	3200	1.08	1.00	1.00		3456	24.00	82944	C CLEAR	24.00	750.00	18000
2	26CWOODLAND-AVER	8.05AC	700	1.49	1.00	1.00		1043	8.05	8396	W WOODED	8.05	200.00	1610
TOTALS														
LAND VALUE:		91340												
LAND USE VALUE:		19610												
DEFERRED VALUE:		71730												

+OWNERSHIP 1008088      2024 1/04/2024  
 RIVER BEND FARMS LLC  
 2071 SUTTON HOOTEN LANE  
 LAGRANGE NC 28551  
 DEED: 1847 355

PROPERTY DESCRIPTION  
 SR 1324  
 KENNEDY HOME RD  
 KENNEDY HOME RD

TAX SUBDIVISIONS  
 MOSELEY HALL  
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER                      CARD NO  
 357400167234                      1  
 RECORD NUMBER: 16975  
 ROUTE                      52010  
 LISTER: LNLEGLISH 12042023  
 REVIEW:

TOPO	STREET	UTILITY	ZONING	32.050	ACRES	NBHD	
						0038	
NOTES:01 HOG HSE NO VALUE 2017							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	17HCLEAR-AP	24.00AC	3200	1.08	1.00	1.00	82944
2	26CWOODLAND-AVER	8.05AC	700	1.49	1.00	1.00	8396
LAND VALUE:							91340
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
61	17CFRM-BLDG	1* 1	15.00			1	1.00 .01 2500
62	29CPACKHSE	1* 1				1	1.00 .01 1000
63	30CBARN	1* 1	10.00			1	1.00 .01 1000
64	41CMH-HK-UP	1* 1	2000.00			1	1.00 .01 2000
65	22CSHOP/GAR	1* 1	10.00			1	1.00 .01 10000
		*					
		*					
		*					
OTHER VALUE:							16500
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	91340	91340	100%	WD		107840
OTHERFEAT	16500	16500	100%	01152019		
STRUCTURE			%	1847-355		
TOTAL	107840	107840	100%	250000	0043%	
						2849LV/AC
						TV/HSF
						SP/HSF
						APPRAISED-VALUE: 107840