

+OWNERSHIP 1016089 2024 1/04/2024
 A.T. GARDNER INVESTMENTS LLC
 2822 CASHWELL DR STE 310
 GOLDSBORO NC 27534
 DEED: 1939 578

PROPERTY DESCRIPTION
 130 S CASWELL STREET
 GUNS-N-GEAR
 130 S CASWELL ST

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/TOWN OF LAGRANGE

MAP NUMBER 356605182552
 RECORD NUMBER: 17009
 ROUTE 5099000
 LISTER: LNLEGLISH 5012023
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.120 ACRES		NBHD	
			DC			0997	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	6A FF	26F 200D	150	1.00	1.11	1.00	167 4329
LAND VALUE:							4329
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
		*					
		*					
		*					
		*					
		*					
		*					
		*					
OTHER VALUE:							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	BRICK	GAS-PACK	TAR&GRAV	1.00STHT			
SLAB	BRICK	GAS-PACK		12'WALL			
				BDRM			

COMM - IMP C AYB 1901 EYB 1931
 DIMENSIONS: A-DU60DR26DD60DL6DU6DL4DU4DL6DD4DL4DD6DL6 B-MR6DU6DR4DU4DR6DD4DR4DD6DL14 C-MR6ML6MU60DR26DU25
 DL26DD25 D-MU60MU25MR16DR10DU16DL10DD16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	1452	1.00	78.50	.8412	1.00	66.034	1452	1.00	95881				
	2311 GAS-PACK							1452						
	2303 BRICK							1452						
B	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505				
C	23 RETAIL S	650	1.00	78.50	.8412		66.034	650	1.00	42922				
	2311 GAS-PACK							650						
	2303 BRICK							650						
D	77 UTILITY	160	1.00	27.50	1.0000		27.500	160	1.00	4400				
			HSF:	2102.00		%COMP: 100		RPCN:		145708 1.00		145708 - .86-	=	16320
		MKT	80.00		STRUCTURE VALUE:		69.31	OGRCN/HSF				7.76	FMV/HSF	16320

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4329	4329	100%	WD		36075LV/AC
OTHERFEAT			%	12102021		
STRUCTURE	16320	16320	100%	1939-578		TV/HSF
TOTAL	20649	20649	100%	1000	2064%	SP/HSF
APPRaised-VALUE:						20649