

+OWNERSHIP 1013764
 YUTRZENKA PETER
 KORNEGAY JENNIFER
 301 W RAILROAD ST
 LAGRANGE NC 28551
 DEED: 1920 825

2024 1/04/2024

PROPERTY DESCRIPTION
 301 W RAILROAD ST
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TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/TOWN OF LAGRANGE

MAP NUMBER
 355608997474
 RECORD NUMBER: 17093
 ROUTE 8027000
 LISTER: LNLEGLISH 5012023
 REVIEW:

CARD NO
 1

+8---18---+
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 3 3 3 1
 8 8 8 7
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 G E :
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 3 : 2
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 2 : 7 7
 : : +D4
 A C-----26-----+
 ++-74-6-----26-----6
 B7-+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			R10		0997

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	5P FF	210F 211D	80	1.00	1.12	1.00	90 18816

LAND VALUE:										18816
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU	
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	500	
61	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	500	
		*								
		*								
		*								
		*								
		*								

OTHER VALUE:										1000
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR -	RESIDENTIAL -	STD			
BRICK	VINYL	GAS-PACK	COMP SHNG	2.00STHT						
CONIWALL	RPWINDOW	GAS-PACK		'WALL						
	VINYL	GAS-PACK		4 BDRM						

RES - IMP C+10 AYB 1901 EYB 1987
 DIMENSIONS: A-DU32DR42DD26DL26DD6DL16 B-MR4DD4DR7DU4DL7 C-MR4MR12DU6DR26DD6DL26 D-MR16MR26MU10DR4DU7DL4DD7 E-MU
 10MR42ML18MU22DU38DR18DD38DL18 F-MU32MR24MR18MU7DU17DR8DD17DL8 G-MU39MR42ML26MD7DU38DR8DD38DL8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1188	2.00	79.84	.7671		61.245	2376	.95	138240					
	0111 GAS-PACK			2.00			2.000	1188		2376					
	0102 VINYL							1188							
	2.00 FULL BTH			3000.00			3000.000			6000					
	2.00 FP			3000.00			3000.000			6000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	01 SINGLE F	28	1.00	79.84	.7671		61.245	28	1.00	1714					
	0111 GAS-PACK			2.00			2.000	28		56					
	0102 VINYL							28							
C	81 PORCH	156	1.00	31.91	.6921		22.084	156	1.00	3445					
D	01 SINGLE F	28	1.00	79.84	.7671		61.245	28	1.00	1714					
	0111 GAS-PACK			2.00			2.000	28		56					
	0102 VINYL							28							
E	01 SINGLE F	684	1.00	79.84	.7671		61.245	684	1.00	41891					
	0111 GAS-PACK			2.00			2.000	684		1368					
	0102 VINYL							684							
F	85 PATIO-BR	136	1.00	7.50	1.0000		7.500	136	1.00	1020					
G	81 PORCH	304	1.00	31.91	.6650		21.220	304	1.00	6450					
				HSF: 3116.00		%COMP: 100			RPCN: 212130 1.10		233343 - .30-	=		130672	
			MKT 80.00		STRUCTURE VALUE:		74.88	OGRCN/HSF		41.93	FMV/HSF			130672	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	18816	18816	100%	WD		150488
OTHERFEAT	1000	1000	100%	06212021		
STRUCTURE	130672	130672	100%	1920-825		
TOTAL	150488	150488	100%	135000	0111%	
						APPRAISED-VALUE: 150488