

+OWNERSHIP 1015482
 GINN MICHAEL E
 GINN RETHA JO
 4732 FRINK SCHOOL RD
 LAGRANGE NC 28551
 DEED: 1944 624

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1502
 HSE UNLIVABLE
 FRINK SCHOOL RD

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER
 355800470835
 RECORD NUMBER: 17222
 ROUTE 19000
 LISTER: LNLEGLISH 5012023
 REVIEW:

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00		15000	15000				15000
2	17HCLEAR-AP	79.42AC	3200	1.00	1.00	1.00		3200	254144	C CLEAR	79.42	750.00	59565
3	26CWOODLAND-AVER	5.63AC	700	1.00	1.00	1.00		700	3941	W WOODED	5.63	200.00	1126
4	35APOND	.58AC	1000	1.00	1.00	1.00		1000	580				580
TOTALS									273665				76271

LAND VALUE: 273665
 LAND USE VALUE: 76271
 DEFERRED VALUE: 197394

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MAP NUMBER 355800470835
RECORD NUMBER: 17222
ROUTE 19000
LISTER: LNLEGLISH 5012023
REVIEW:

CARD NO 1

+-----34-----+
:
:
:
+4+ :
:
6 : 2
4C+ : 4
3 :
8 :
:
:
:
:
:
:
:
:
A :
+-----35-----+
B :
7 : 7
+-----27-----+

TOPO STREET UTILITY ZONING 86.630 ACRES NBHD 0063

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	17HCLEAR-AP	79.42AC	3200	1.00	1.00	1.00	254144
3	26CWOODLAND-AVER	5.63AC	700	1.00	1.00	1.00	3941
4	35APOND	.58AC	1000	1.00	1.00	1.00	580

LAND VALUE: 273665

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
60	21CBLDGS-NV	1*	1			1	1.00 .01
		*					
		*					
		*					
		*					
		*					

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	WOOD	NONE	METAL	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	

AGR - IMP E AYB 1901 EYB 1918
DIMENSIONS: A-DU38DR34DD24DR1DD14DL35 B-MR4DD7DR27DU7DL27 C-MR4ML4MU23DL4DU6DR4DD6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1306	1.00	79.84	.8654		69.093	1306	1.00	90235				
	0101 NONE			2.00-			2.000-	1306		2612-				
	0101 WOOD							1306						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	189	1.00	31.91	.6658		21.245	189	1.00	4015				
C	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264				
			HSF:	1306.00			%COMP: 100		RPCN:	94902 .76		72125	-1.00-	.99=
			MKT	90.00			STRUCTURE VALUE:			55.22	OGRCN/HSF			FMV/HSF

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	273665	273665	100%	WD		3159LV/AC
OTHERFEAT			%	01282022		
STRUCTURE			%	1944-624		TV/HSF
TOTAL	273665	273665	100%	315000	0086%	SP/HSF

APPRaised-VALUE: 273665