

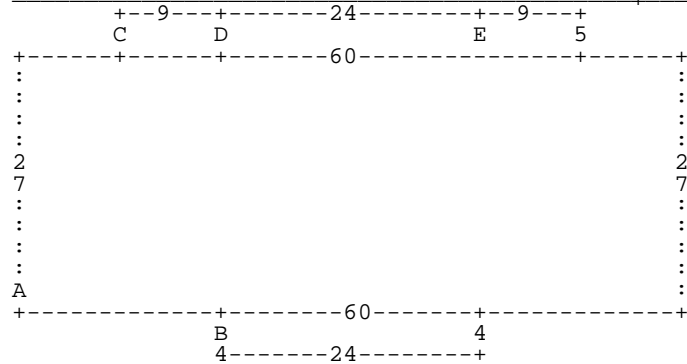
+OWNERSHIP 1011268 2024 5/07/2024  
 JRP PROPERTY MANGEMENT LLC

PROPERTY DESCRIPTION  
 SHIRLWOOD LOTS C11/12/13  
 DUPLEX  
 MULTIPLE ADDRESS POINTS  
 299 / 313 LONGVIEW DR

TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 359300123549  
 RECORD NUMBER: 18831  
 ROUTE 227000  
 LISTER: LNLHOLLO 5012024  
 REVIEW:

3420 LD HARDY RD  
 LAGRANGE NC 28551  
 DEED: 1881 615



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
				1.410	0057

NOTES: 01 SALE INCLUDES RN18834  
 01 SALE INCL TOTAL 6 UNITS

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2A LOT	2.00LT	12000		1.00	1.00	24000

LAND VALUE: 24000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL BDRM	4.00LFUF

RES - IMP C AYB 1976 EYB 1991  
 DIMENSIONS: A-DU27DR60DD27DL60 B-MR18DD4DR24DU4DL24 C-MR18ML9MU27DU5DR9DD5DL9 D-MU27MR9MR9DU5DR24DD5DL24 E-M  
 U27MR18MR24DU5DR9DD5DL9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	11 DUPLEX/T	1620	1.00	64.02	.8618		55.172	1620	1.00	89378					
	1110 HEATPUMP			2.00			2.000	1620		3240					
	1103 BRICK			3.00			3.000	1620		4860					
B	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227					
C	78 UTILITYB	45	1.00	28.50	1.0000		28.500	45	1.00	1282					
D	85 PATIO-BR	120	1.00	7.50	1.0000		7.500	120	1.00	900					
E	78 UTILITYB	45	1.00	28.50	1.0000		28.500	45	1.00	1282					
			HSF:	1620.00			%COMP: 100			103169	1.00	103169	- .35-	.24=	50966
							STRUCTURE VALUE:	63.68		OGRCN/HSF		31.46	FMV/HSF		50966

+OWNERSHIP 1011268 2024 5/07/2024  
 JRP PROPERTY MANGEMENT LLC

PROPERTY DESCRIPTION  
 SHIRLWOOD LOTS C11/12/13  
 DUPLEX  
 MULTIPLE ADDRESS POINTS  
 323 / 329 LONGVIEW DR

TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER 359300123549  
 RECORD NUMBER: 18831  
 ROUTE 227000  
 LISTER: LNLHOLLO 5012024  
 REVIEW:

3420 LD HARDY RD  
 LAGRANGE NC 28551  
 DEED: 1881 615

```

+---8---+-----30-----+---8---+
+-----+-----61-----+-----+
:
:
:
:
:
:
:
:
:
:
A
  
```

TOPO	STREET	UTILITY	ZONING	1.410 ACRES	NBHD
					0057

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE

LAND VALUE: 24000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - APARTMENTS
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL				'WALL BDRM	4.00LFUF

RES - IMP C AYB 1979 EYB 1991  
 DIMENSIONS: A-DU27DR61DD27DL61 B-MR18DD4DR24DU4DL24 C-MR18ML18MU27MR10DU4DR8DD4DL8 D-MU27MR10MR38DU4DR8DD4DL  
 8 E-MU27MR48DU4DL30DD4DR30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	11 DUPLEX/T	1647	1.00	64.02	.8618		55.172	1647	1.00	90868				
	1110 HEATPUMP			2.00			2.000	1647		3294				
	1103 BRICK			3.00			3.000	1647		4941				
B	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227				
C	78 UTILITYB	32	1.00	28.50	1.0000		28.500	32	1.00	912				
D	78 UTILITYB	32	1.00	28.50	1.0000		28.500	32	1.00	912				
E	88 CONCRETE	120	1.00	4.25	.9847		4.184	120	1.00	502				
				HSF:	1647.00		%COMP: 100	RPCN:		103656	1.00	103656	-.35-.24=	51207
				STRUCTURE VALUE:				62.93	QGRCN/HSF		31.09	FMV/HSF		51207

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	24000	24000	100%	WD		17021LV/AC
OTHERFEAT				04242020		
STRUCTURE	102173	102173	100%	1881-615		TV/HSF
TOTAL	126173	126173	100%	118000	0106%	SP/HSF
						APPRAISED-VALUE: 126173