

+OWNERSHIP 1013935 2024 6/04/2024
 GRANT EDWARD HUNTER

PROPERTY DESCRIPTION
 SR 1300 LOT 4
 WOODS LOW/WET

TAX SUBDIVISIONS
 TRENT
 COUNTY/SEVEN SPRINGS FIRE

MAP NUMBER CARD NO
 356300480268 1
 RECORD NUMBER: 22644
 ROUTE 81000
 LISTER: LNLHOLLO 5282024
 REVIEW:

4792 DAVIS HARDY RD
 SEVEN SPRINGS NC 28578
 DEED: 1924 170

4792 DAVIS HARDY RD

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE	
1	13HBS-PAVED	1.25AC	15000	1.00	1.00	1.00		15000	1.25	18750			18750	
2	17HCLEAR-AP	11.90AC	3200	1.08	1.00	1.00		3456	11.90	41126	C CLEAR	11.90	750.00	8925
3	26CWOODLAND-AVER	19.50AC	700	1.46	1.00	1.00		1022	19.50	19929	C CLEAR	19.50	750.00	14625
TOTALS									79805					42300

LAND VALUE: 79805
 LAND USE VALUE: 42300
 DEFERRED VALUE: 37505

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+--13-----57-----+
7 :
+--13--D+ :
: :
: 2 :
: 8 :
2 :
1 :
: :
: A :
+--13--C+-----57+-----+
B 5
5-----16-----+

TOPO	STREET	UTILITY	ZONING	32.650 ACRES	NBHD
FLOODZNE					0004

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.25AC	15000	1.00	1.00	1.00	18750
2	17HCLEAR-AP	11.90AC	3200	1.08	1.00	1.00	41126
3	26CWOODLAND-AVER	19.50AC	700	1.46	1.00	1.00	19929

LAND VALUE: 79805

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	24CSHELTER	1*	8.00			1	1.00	.01	1000
61	29 PACKHSE	*				2			2000
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 3000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	1.00LFUF

AGR - IMP C AYB 1964 EYB 1982
DIMENSIONS: A-DU28DR57DD28DL57 B-MR29DD5DR16DU5DL16 C-MR29ML29DL13DU21DR13DD21 D-MU21DL13DU7DR13DD7

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1596	1.00	79.84	.8394		67.017	1596	1.00	106959				
	0110 HEATPUMP			2.00			2.000	1596		3192				
	0103 BRICK			3.00			3.000	1596		4788				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	80	1.00	31.91	.7271		23.201	80	1.00	1856				
C	79 CARPORT-	273	1.00	17.50	1.0000		17.500	273	1.00	4777				
D	78 UTILITYB	91	1.00	28.50	1.0000		28.500	91	1.00	2593				
			HSF:	1596.00			%COMP: 100		RPCN:	131965	1.00	131965	-.35-	= 85778
							STRUCTURE VALUE:		82.68	OGRCN/HSF		53.74	FMV/HSF	85778

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	79805	75308	105%	NW		2444LV/AC
OTHERFEAT	3000	3000	100%	01022020		
STRUCTURE	85778	85778	100%	1873-735		TV/HSF
TOTAL	168583	164086	102%		0000%	SP/HSF

APPRAISED-VALUE: 168583