

+OWNERSHIP 1020647 2024 1/04/2024  
O'BRIEN MICHAEL

PROPERTY DESCRIPTION  
878 HWY 903 SOUTH  
878 HWY 903 SOUTH

TAX SUBDIVISIONS  
TRENT  
COUNTY/SEVEN SPRINGS FIRE

MAP NUMBER 355200468817  
RECORD NUMBER: 23076  
ROUTE 128000  
LISTER: LNHCOOKE 11282023  
CARD NO 1

878 HWY 903 SOUTH  
SEVEN SPRINGS NC 28578  
DEED: 2004 831

878 HWY 903 SOUTH

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+---13---+
D      8
+6+-----+40-----+
4 4
++8C+
:
:
1
9
:
+-8-+
:
:
1
:
2 A
1 +B-----40-----++
:
:
+-----46-----+
  
```

TOPO STREET UTILITY ZONING .890 ACRES NBHD 0004

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13HBS-PAVED	.89AC	15000	1.09	1.00	1.00	16349

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	7500
61	50CCL-FENCE	1* 1	10.12			1	1.00	.01	2000

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	GAS-PACK	METAL	1.00STHT	
CONIWALL				1 BDRM	1.00LFUF

RES - IMP E AYB 1901 EYB 1957

DIMENSIONS: A-DU13DL8DU19DR8DU4DR40DD36DL40 B-DR38DD8DL46DU21DR8DD13 C-MU32DL6DU4DR6DD4 D-MU32MR15MU4DU8DR13DD 8DL13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1592	1.00	79.84	.8394		67.017	1592	1.00	106691				
	0111 GAS-PACK			2.00			2.000	1592		3184				
	0102 VINYL							1592						
B	81 PORCH	472	1.00	31.91	.6640		21.188	472	1.00	10000				
C	77 UTILITY	24	1.00	27.50	1.0000		27.500	24	1.00	660				
D	82 PORCH-EN	104	1.00	66.03	.5837		38.541	104	1.00	4008				
			HSF:	1592.00		%COMP: 100			RPCN:	124543	.76	94652	-.60-	= 37861
						STRUCTURE VALUE:	59.45		QGRCN/HSF			23.78	FMV/HSF	37861

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14551	14551	100%	WD		61912
OTHERFEAT	9500	9500	100%	10302023		
STRUCTURE	37861	37861	100%	2004-831		
TOTAL	61912	61912	100%	160000	0038%	

APPRaised-VALUE: 61912