

+OWNERSHIP 35627
 TAYLOR CHARLES W JR
 TAYLOR LINDA W
 412 LAKE PINES DRIVE
 LAGRANGE NC 28551
 DEED: 1827 641

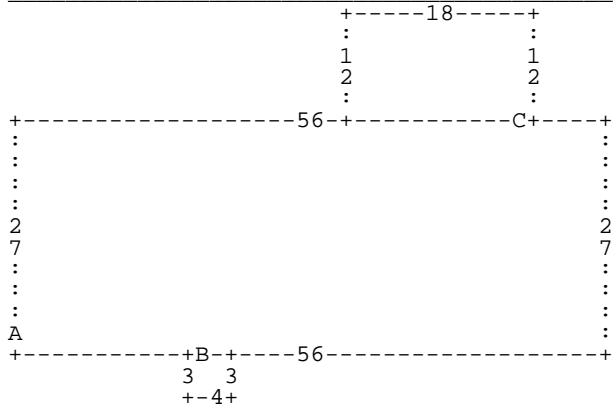
2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1311
 4908 BEAR CREEK RD
 4908 BEAR CREEK RD

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER
 356400057783
 RECORD NUMBER: 27131
 ROUTE 88000
 LISTER: LNLGLISH 5012023
 REVIEW:

CARD NO
 1



TOPO STREET UTILITY ZONING 3.790 ACRES NBHD
 0038

NOTES:01 DWMH FOR 2009

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	2.79AC	4000	1.00	1.00	1.00	11160

LAND VALUE: 26160

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
61	20CSTRGSHLT	1*	12.50			1	1.00	.01	3000

OTHER VALUE: 3000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - MOBILE HOME
CONC-BLK	VINYL	FWA/CAC	COMP SHNG	1.00STHT	
PIERS				3 BDRM	1.00LFUF

RES - IMP D AYB 2008 EYB
 DIMENSIONS: A-DU27DR56DD27DL56 B-MR16DR4DD3DL4DU3 C-MR16MR40MU27ML7DL18DU12DR18DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	08 MOBILE H	1512	1.00	43.51	.7953		34.603	1512	1.00	52319				
	0812 FWA/CAC			2.00			2.000	1512		3024				
	0802 VINYL							1512						
	2.00 FULL BTH			1750.00			1750.000			3500				
B	84 WOOD DEC	12	1.00	23.27	.8281		19.269	12	1.00	231				
C	81 PORCH	216	1.00	31.91	.6654		21.232	216	1.00	4586				
			HSF:	1512.00			%COMP: 100			63660	.86	54747	-.22-	= 42703
								RPCN:				28.24	FMV/HSF	42703
								STRUCTURE VALUE:	36.20	OGRCN/HSF				

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	26160	26160	100%	WD		6902LV/AC
OTHERFEAT	3000	3000	100%	04202018		
STRUCTURE	42703	42703	100%	1827-641		TV/HSF
TOTAL	71863	71863	100%	8000	0898%	SP/HSF

APPRAISED-VALUE: 71863