

+OWNERSHIP 1002805
MCDONALD REGINA

2024 1/04/2024

PROPERTY DESCRIPTION
SPENCE ST LOT 3 BLK J
SPENCE DR

TAX SUBDIVISIONS
MOSELEY HALL
COUNTY/TOWN OF LAGRANGE

MAP NUMBER
356609254126
RECORD NUMBER: 27869
ROUTE 9001000
LISTER: LNLEGLISH 5012023
CARD NO
1

305 SPENCE ST
LAGRANGE NC 28551
DEED: 1805 628

305 SPENCE DR

```

+---12---+
1      :
2      +---13---+
:      6      6
+-----2C3-----+
:
:
:
2      2
6      6
:
:
:
+A---16---+      1---12---+
      1B---16---+
      5      5
      +-----16-----+
  
```

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
			R18	.470	0043

NOTES:01 NEW HSE FOR 2018

#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2E LOT	1.00LT	16000		1.00	1.00	16000

LAND VALUE: 16000

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONCRETE	VINYL	HEATPUMP	LAMSHNGL	1.00STHT	
SLAB				'WALL	
				3 BDRM	

RES - IMP C AYB 2017 EYB

DIMENSIONS: A-DR16DD1DR16DU1DR12DU26DL8DU6DL13DD6DL23DD26 B-MR16MD1DR16DD5DL16DU5 C-MU26MR11DR12DU12DL12DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%*	CND%*	FMV
A	01 SINGLE F	1238	1.00	79.84	.8774		70.051	1238	86723					
	0110 HEATPUMP			2.00			2.000	1238	2476					
	0102 VINYL							1238						
	2.00 FULL BTH			3000.00			3000.000		6000					
B	81 PORCH	80		31.91	.7271		23.201	80	1856					
C	85 PATIO-BR	144		7.50	1.0000		7.500	144	1080					
			HSF:	1238.00		%COMP: 100		RPCN:	98135 1.00		98135 -	-	=	93228
			MKT	95.00		STRUCTURE VALUE:		79.26	OGRCN/HSF		75.30	FMV/HSF		93228

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16000	16000	100%	UNK		109228
OTHERFEAT			%	06232017		
STRUCTURE	93228	93228	100%	1805-628		
TOTAL	109228	109228	100%	109500	0099%	

APPRaised-VALUE: 109228