+OWNERSHIP 1011428 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS
PHILLIPS KENNETH V JR	4104 GROUNDNUT CREEK DR	INSTITUTE
	4104 GROUNDNUT CREEK DR	
4104 GROUNDNUT CREEK DRIVE		COUNTY/MOSELEY HALL FIRE
LAGRANGE NC 28551		
DEED: 1882 312	4104 GROUNDNUT CREEK DR	

MAP NUMBER	CARD NO
357700254145	1
RECORD NUMBER: 28710	
ROUTE 100000	
LISTER: LNLENGLISH 5012023	
REVIEW:	

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      +-6-+
      C   7
+-----+24-+----+
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:              :
:              :
:              3
:              2
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4              :
2              :
:              :
:              :
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:        +--9--+
:        1     1
:        0     0
:        B     :
+---15--A+--9--+
```

TOPO	STREET	UTILITY	ZONING	.350 ACRES	NBHD
					0067

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	.35AC	16000	1.75	1.00	1.00	28000	9800

LAND VALUE: 9800

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	GAS-PACK	COMPSHNG	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	1.00LFUF

RES - IMP E AYB 1901 EYB 1967

DIMENSIONS: A-DL15DU42DR24DD32DL9DD10 B-DU10DR9DD10DL9 C-ML15MU42MR10DU7DR6DD7DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%	-CND%=	FMV
A	01 SINGLE F	918	1.00	79.84	.9217		73.588	918	1.00	67553					
	0111 GAS-PACK			2.00			2.000	918		1836					
	0102 VINYL							918							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	90	1.00	31.91	.7271		23.201	90	1.00	2088					
C	77 UTILITY	42	1.00	27.50	1.0000		27.500	42	1.00	1155					

HSF: 918.00 %COMP: 100 RPCN: 75632 .76 57480 - .50- = 28740

STRUCTURE VALUE: 62.61 QGRCN/HSF 31.30 FMV/HSF 28740

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	38540
LAND			9800	9800	100%	WD		28000LV/AC		
OTHERFEAT					%	05012020				
STRUCTURE			28740	28740	100%	1882-312		TV/HSF		
TOTAL			38540	38540	100%	22000	0175%	SP/HSF		
									APPRAISED-VALUE:	38540