OWNERSHIP 1012297 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
KENNAMER ASHLEY H	5074 HARRISON PHELPS RD	INSTITUTE	356800850225	1
KENNAMER JOHN M	QUALIFYING TRACT IS RN423		RECORD NUMBER: 30853	
5074 HARRISON PHELPS RD		COUNTY/MOSELEY HALL FIRE	ROUTE 13000	
LAGRANGE NC 28551			LISTER: LNLENGLISH 5012023	
DEED: 1896 884	5074 HARRISON PHELPS RD		REVIEW:	

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         +----15---+
+--------30--------++
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:                  :
:                  :
:                  :
:                  :
:                  :
3                  3
2                  2
:                  :
:                  :
:                  :
:                  :
A                  :
+B--------30--------+
:                  :
8                  8
:                  :
+---------30--------+
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TOPO	STREET	UTILITY	ZONING	1.810 ACRES	NBHD
					0063

NOTES:

#	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	.81AC	4000	1.00	1.00	1.00	3240

LAND VALUE: 18240

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	21CBLDGS-NV	1* 1 * * * * * * *				1	1.00	.01	

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	HEATPUMP	METAL	1.00STHT	
CONIWALL				'WALL	
				2 BDRM	1.00LFUF

RES - IMP E AYB 1901 EYB 1947

DIMENSIONS: A-DU32DR30DD32DL30 B-DR30DD8DL30DU8 C-MR30MU32ML2DU5DL15DD5DR15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	960	1.00	79.84	.9125		72.854	960	1.00	69939				
	0110 HEATPUMP			2.00			2.000	960		1920				
	0102 VINYL							960						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	240	1.00	31.91	.6654		21.232	240	1.00	5095				
C	82 PORCH-EN	75	1.00	66.03	.5837		38.541	75	1.00	2890				

HSF: 960.00 %COMP: 100 RPCN: 82844 .76 62961 - .70- = 17000

MKT 90.00 STRUCTURE VALUE: 65.58 QGRCN/HSF 17.70 FMV/HSF 17000

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	35240
LAND			18240	18240	100%	WD		10077LV/AC		
OTHERFEAT					%	10212020				
STRUCTURE			17000	17000	100%	1896-884		TV/HSF		
TOTAL			35240	35240	100%	38500	0091%	SP/HSF		
									APPRAISED-VALUE:	35240