

+OWNERSHIP 1015288
 TURCOTTE JOHN
 TURCOTTE SUZANNA
 4053 BEN DAIL RD
 LAGRANGE NC 28551
 DEED: 1936 584

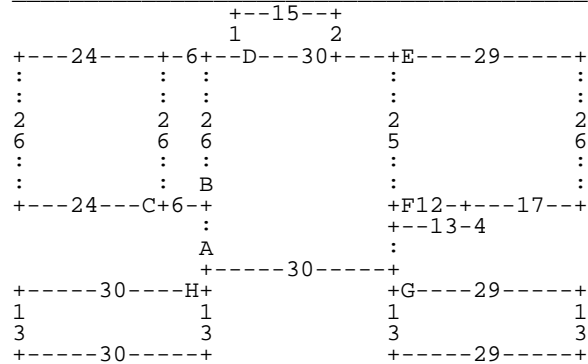
2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1530 OFF LOTS B & C
 ONLY 30FT ROAD FRGT

TAX SUBDIVISIONS
 INSTITUTE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER
 358700542411
 RECORD NUMBER: 30886
 ROUTE 116010
 LISTER: LNLEGLISH 5012023
 REVIEW:

4053 BEN DAIL RD



TOPO	STREET	UTILITY	ZONING	6.540 ACRES	NBHD
					0067

NOTES:01 POOL FOR 2006

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
2	41CRESIDUAL (WOO	5.54AC	2500	1.00	1.00	1.00	13850

LAND VALUE: 29850

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	45CPool-VNL	1*	20.00			1	1.00	.01	10000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 10000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMP SHNG	1.50STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
	BRICK	HEATPUMP		3 BDRM	1.00LFUF

RES - IMP B AYB 1997 EYB

DIMENSIONS: A-DU35DR30DD35DL30 B-MU9DU26DL6DD26DR6 C-MU9ML6DL24DU26DR24DD26 D-MU9ML6MU26MR11DR15DU12DL15DD12

E-MU35MR5MR25DR29DD26DL17DU1DL12DU25 F-MU35MR30MD25DR12DD1DR1DD4DL13DU5 G-MU10MR30MD20DR29DD13DL

29DU13 H-MD10MR30ML30DL30DD13DR30DU13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1050	1.50	79.84	.7923		63.257	1575	.95	94648					
	0110 HEATPUMP			2.00			2.000	1050		2100					
	0103 BRICK			3.00			3.000	1050		3150					
	3.00 FULL BTH			3000.00			3000.000			9000					
B	01 SINGLE F	156	1.00	79.84	.7923		63.257	156	1.00	9868					
	0110 HEATPUMP			2.00			2.000	156		312					
	0103 BRICK			3.00			3.000	156		468					
C	76 GAR FINB	624	1.00	33.17	.6929		22.983	624	1.00	14341					
D	82 PORCH-EN	180	1.00	66.03	.4938		32.605	180	1.00	5868					
E	01 SINGLE F	742	1.00	79.84	.7923		63.257	742	1.00	46936					
	0110 HEATPUMP			2.00			2.000	742		1484					
	0103 BRICK			3.00			3.000	742		2226					
F	83 STOOP	64	1.00	14.32	.7695		11.019	64	1.00	705					
G	92 ATTIC-UN	377	1.00	1.00	1.0000		1.000	377	1.00	377					
H	92 ATTIC-UN	390	1.00	1.00	1.0000		1.000	390	1.00	390					
				HSF:	2473.00		%COMP: 100	RPCN:		191873	1.25	239841	-.20-	=	191873
STRUCTURE VALUE:								96.98	OGRCN/HSF	77.58	FMV/HSF				191873

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NOTES:						0067	
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1							
8							
3							
0							
0							
LAND VALUE:						29850	
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
1							
2							
OTHER VALUE:						10000	
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD		
CONCRETE	WOOD	SPACEHTR	COMPSHNG	1.00STHT			
SLAB	WOOD	SPACEHTR		'WALL			
				1 BDRM	1.00LFUF		

RES - IMP C AYB 1995 EYB
 DIMENSIONS: A-DU12DR24DD12DL24 B-MU12DU18DR24DD18DL24 C-MU12MR34MD12DR10DU30DL10DD30

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	02 SEMI-FIN	288	1.00	34.97	.7678		26.849	288	1.00	7732				
	0206 SPACEHTR							288						
	0201 WOOD							288						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	75 GAR FINF	432	1.00	29.97	.7958		23.850	432	1.00	10303				
C	03 LIV AREA	300	1.00	52.06	.7241		37.696	300	1.00	11308				
	0306 SPACEHTR							300						
	0301 WOOD							300						
HSF:				588.00	%COMP: 100			RPCN:	32343	1.00	32343	- .22-	=	25228
STRUCTURE VALUE:								55.00	QGRCN/HSF		42.90	FMV/HSF		25228

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	29850	29850	100%	WD		4564LV/AC
OTHERFEAT	10000	10000	100%	11162021		
STRUCTURE	217101	217101	100%	1936-584		TV/HSF
TOTAL	256951	256951	100%	360000	0071%	SP/HSF
APPRaised-VALUE:						256951