

+OWNERSHIP 1015400
 PRIDGEN DANIEL THOMAS
 PRIDGEN ASHLYN TAYLOR
 4558 HUNTER CREEK DR
 LAGRANGE NC 28551
 DEED: 1942 245

2024 1/04/2024

PROPERTY DESCRIPTION
 HWY 70 WEST OFF LT 11
 CYCLE SHOP

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER
 356604821643
 RECORD NUMBER: 32680
 ROUTE 4040010
 LISTER: LNLEGLISH 5012023
 REVIEW:

4485 GEORGE ABBOTT RD

+10+-----50-----+
 : :
 : :
 : :
 : :
 : 5 5
 : 0 0
 : :
 : :
 9 B :
 0 +-----50-----+
 : :
 : :
 : 2 2
 : 5 5
 : A :
 : +-----50-----+
 : :
 : :
 10C+

TOPO	STREET	UTILITY	ZONING	1.790 ACRES	NBHD
					0996

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	10GLAND	1.00AC	30000	1.00	1.00	1.00	30000
2	40JRESIDUAL (CLE	.79AC	5000	1.00	1.00	1.00	3950

LAND VALUE: 33950

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	58CPAVING	2322*	1	1.70		2322	1.00 .40 2369
		*					
		*					
		*					
		*					
		*					
		*					

OTHER VALUE: 2369

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	HEATPUMP	METAL	1.00STHT	
SLAB	METALPRE	SPACEHTR		14'WALL	
				BDRM	

COMM - IMP D AYB 1999 EYB
 DIMENSIONS: A-DU25DR50DD25DL50 B-MU25DU50DR50DD50DL50 C-MD15DL10DU90DR10DD90

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	1250	1.00	78.50	.8026	1.08	68.044	1250	1.00	85055				
	2310 HEATPUMP							1250						
	2317 PREF-MTL			4.90-			4.900-	1250		6125-				
B	43 SHOP/STO	2500	1.00	30.00	.6666	1.04	20.797	2500	1.00	51992				
	4306 SPACEHTR			1.60			1.600	2500		4000				
	4317 METALPRE							2500						
C	80 CANOPY	900		10.00	1.0000		10.000	900		9000				
			HSF:	3750.00		%COMP: 100				143922	.86	123772	-.25-	92829
			MKT	100.00		STRUCTURE VALUE:				33.00	OGRCN/HSF	24.75	FMV/HSF	92829

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	33950	33950	100%	WD		18966LV/AC
OTHERFEAT	2369	2369	100%	01052022		
STRUCTURE	92829	92829	100%	1942-245		TV/HSF
TOTAL	129148	129148	100%	156000	0082%	SP/HSF
						APPRAISED-VALUE: 129148