

+OWNERSHIP 1001548
 PRIDGEN GENT III
 PRIDGEN LAKRESHA
 4048 LELAND ROAD
 GRIFTON NC 28530
 DEED: 1785 557

2024 1/04/2024

PROPERTY DESCRIPTION
 EAGLE TRACE LOT 48
 4048 LELAND RD

TAX SUBDIVISIONS
 CONTENTNEA NECK
 COUNTY/GRIFTON HUGO FIRE

MAP NUMBER
 456800140529
 RECORD NUMBER: 33187
 ROUTE 175000
 LISTER: LNLEGLISH 5012023
 REVIEW:

4048 LELAND RD

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TOPO	STREET	UTILITY	ZONING	1.140	ACRES	NBHD	
						0169	
NOTES:01 DWMH FOR 2017							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	2A LOT	1.25LT	12000		1.00	1.00	12000 15000

LAND VALUE: 15000

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

OTHER VALUE:

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

RES - IMP C AYB 2016 EYB
 DIMENSIONS: A-DU27DR76DD27DL76

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	08 MOBILE H	2052	1.00	43.51	.7126		31.005	2052		63622				
	0810 HEATPUMP			2.00			2.000	2052		4104				
	0802 VINYL							2052						
	2.00 FULL BTH			3000.00			3000.000			6000				
	52.00 CPT/VINL													
	52.00 ELECTRIC													
	52.00 DBLPITCH													
	52.00 DRY WALL													
B	87 MH SKIRT	1		15.50	1.0000		15.500	1		15				
			HSF:	2052.00			%COMP: 100	RPCN:		73741 1.00		73741 - .01-	=	73004
								STRUCTURE VALUE:		35.93 OGRCN/HSF		35.57 FMV/HSF		73004

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15000	15000	100%	UNK		88004
OTHERFEAT			%	09172013		13157LV/AC
STRUCTURE	73004	73004	100%	1701 -0314		TV/HSF
TOTAL	88004	88004	100%		0000%	SP/HSF
APPRaised-VALUE:						88004