

+OWNERSHIP 1000437 2024 1/04/2024
 STEP CONSTRUCTION INC
 LANIER KEVIN J
 300 MADISON ANN DR
 LAGRANGE NC 2855
 DEED: 1771 295

PROPERTY DESCRIPTION
 300 MADISON ANN DR LT20
 PREFAB FRPL
 300 MADISON ANN DR

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/TOWN OF LAGRANGE

MAP NUMBER CARD NO
 356613231444 1
 RECORD NUMBER: 33573
 ROUTE 13075110
 LISTER: LNLEGLISH 5012023
 REVIEW:

```

+---15-----+
:              1
1              +---11---+
4-6--+        6
+---11---+  4---15---D+      +-8-+-----16---+
:              8
:              :
1              +-8-+
5              :
:              :
+3+           :
6             2
+3+           2
:             :
:             :
1             :
3             :
:             :
+-----26-----A+-----17-----+

```

TOPO STREET UTILITY ZONING .550 ACRES NBHD
 0163

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	2M LOT	1.00LT	24000	1.00 1.00	24000

LAND VALUE: 24000

#	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	BR+VINYL	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL	BR+FRAME	HEATPUMP		'WALL	
				4 BDRM	

RES - IMP B-10 AYB 2001 EYB 2004

DIMENSIONS: A-DL26DU13DL3DU6DR3DU15DR11DU4DR6DD4DR15DU6DR11DD6DR8DD8DL8DD22DL10DU4DL7DD8 B-DU8DR7DD4DR10D

D4DL17 C-MR17MU4DU22DR8DU8DR16DD30DL24 D-MU4MR17MU22MR8MU8ML8MU6ML11MD6DL15DU12DR15DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1538	1.00	79.84	.8177		65.285	1538	1.00	100408				
	0110 HEATPUMP			2.00			2.000	1538		3076				
	0105 BR+VINYL			1.50			1.500	1538		2307				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227				
C	75 GAR FINF	656	1.00	29.97	.7090		21.248	656	1.00	13938				
D	85 PATIO-BR	180	1.00	7.50	1.0000		7.500	180	1.00	1350				
E	03 LIV AREA	366	1.00	52.06	.7241		37.696	366	1.00	13796				
	0310 HEATPUMP			2.00			2.000	366		732				
	0304 BR+FRAME			.75			.750	366		274				
			HSF:	1904.00		%COMP: 100		RPCN:	145909	1.12	164147	- .13-	=	135667
			MKT	95.00		STRUCTURE VALUE:		86.21	OGRCN/HSF		71.25	FMV/HSF		135667

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	24000	24000	100%	WD		159667
OTHERFEAT			%	04052016		43636LV/AC
STRUCTURE	135667	135667	100%	1771-295		TV/HSF
TOTAL	159667	159667	100%	160000	0099%	SP/HSF

APPRAISED-VALUE: 159667