

+OWNERSHIP 1008685 2024 1/04/2024
 OTTINGER RALPH B SR ETAL
 4018 EASON RD
 LAGRANGE NC 28551
 DEED: 1855 22

PROPERTY DESCRIPTION
 SR 1519
 4018 EASON DR
 4018 EASON DR

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER CARD NO
 358600026915 1
 RECORD NUMBER: 36562
 ROUTE 189010
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+-----14---C+-----14---A
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TOPO STREET UTILITY ZONING .810 ACRES NBHD
 0067

NOTES:01 15&33/100AC TO 38474
 01 FOR 2012

| # | LAND CLASS | SIZE | * RATE | *SIZ* | *DPT* | *ADJ% | =LND-VALUE |
|---|-------------|-------|--------|-------|-------|-------|------------|
| 1 | 13IBS-PAVED | .81AC | 16000 | 1.18 | 1.00 | 1.00 | 18879 |

LAND VALUE: 15292

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%= | ADJRATE* | UNITS | *OGR%-COND%=OFB-VALU |
|----|-------------|------|-----------|-------|----------|-------|----------------------|
| 60 | 01CDETGAR-F | 1* | 19.11 | 1 | | 1 | 1.00 .01 2500 |

OTHER VALUE: 2500

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

RES - IMP C AYB 1951 EYB 1982
 DIMENSIONS: A-DU2DL14DU26DR46DD28DL32 B-MR3DR26DD7DL26DU7 C-MR3ML3MU2ML14DL14DU26DR14DD26 D-MU2ML14MU26MR20D
 U3DR4DD3DL4

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%= | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%-CND%= | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-----------|------|--------|--------------|---------|
| A | 01 SINGLE F | 1260 | 1.00 | 79.84 | .8714 | | 69.572 | 1260 | 1.00 | 87660 | | | | |
| | 0110 HEATPUMP | | | 2.00 | | | 2.000 | 1260 | | 2520 | | | | |
| | 0102 VINYL | | | | | | | 1260 | | | | | | |
| | 2.00 FULL BTH | | | 3000.00 | | | 3000.000 | | | 6000 | | | | |
| B | 81 PORCH | 182 | 1.00 | 31.91 | .6658 | | 21.245 | 182 | 1.00 | 3866 | | | | |
| C | 75 GAR FINF | 364 | 1.00 | 29.97 | .8181 | | 24.518 | 364 | 1.00 | 8924 | | | | |
| D | 83 STOOP | 12 | 1.00 | 14.32 | 1.0000 | | 14.320 | 12 | 1.00 | 171 | | | | |
| | | | HSF: | 1260.00 | | | %COMP: 100 | | | | | | | |
| | | | | | | | RPCN: | | | 109141 | 1.00 | 109141 | - .35- | = 70942 |
| | | | | | | | STRUCTURE VALUE: | 86.61 | | OGRCN/HSF | | 56.30 | FMV/HSF | 70942 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 15292 | 15292 | 100% | WD | | 88734 |
| OTHERFEAT | 2500 | 2500 | 100% | 04292019 | | 18879LV/AC |
| STRUCTURE | 70942 | 70942 | 100% | 1855- 22 | | TV/HSF |
| TOTAL | 88734 | 88734 | 100% | 144000 | 0061% | SP/HSF |

APPRAISED-VALUE: 88734