

+OWNERSHIP 31542 2024 1/04/2024
 RIVERO MANUEL Q & MARGO P
 3664 FRANK BARWICK RD.
 LAGRANGE NC 28551
 DEED: 1741 274

PROPERTY DESCRIPTION
 W PLEASANT HILL RD LOT 5
 LP78,500/2008
 SP75,500/2009 SC2500
 472 W PLEASANT HILL RD

TAX SUBDIVISIONS
 PINK HILL
 COUNTY ONLY

MAP NUMBER 440800313594
 RECORD NUMBER: 36744
 ROUTE 56000
 LISTER: LNLEGLISH 5012023
 CARD NO 1
 REVIEW:

TOPO	STREET	UTILITY	ZONING	.400 ACRES		NBHD	
NOTES:						0001	
#	LAND CLASS	SIZE	*RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
1	13GBS-PAVED	.40AC	14000	1.65	1.00	1.00	23100 9240
LAND VALUE:							9240
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	27CSTGBLD	1*	10.00			1	1.00 .01 2500
OTHER VALUE:							2500

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

RES - IMP D AYB 1901 EYB 1987
 DIMENSIONS: A-DU26DR44DD23DL18DD3DL26 B-MR26DU3DR18DD3DL18 C-MR26MR18DU20DR14DD20DL14 D-MR44MU20DU3DR14DD3DL14

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1090	1.00	79.84	.8979		71.688	1090	1.00	78139				
	0110 HEATPUMP			2.00			2.000	1090		2180				
	0102 VINYL							1090						
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	54	1.00	31.91	.8101		25.850	54	1.00	1395				
C	79 CARPORT-	280	1.00	17.50	1.0000		17.500	280	1.00	4900				
D	77 UTILITY	42	1.00	27.50	1.0000		27.500	42	1.00	1155				
HSF:				1090.00	%COMP: 100		RPCN:	96769	.86	83221	-.30-	=	58255	
STRUCTURE VALUE:								76.34	OGRCN/HSF	53.44	FMV/HSF	58255		

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9240	9240	100%			23100LV/AC
OTHERFEAT	2500	2500	100%	00000000		
STRUCTURE	58255	58255	100%	-		TV/HSF
TOTAL	69995	69995	100%		0000%	SP/HSF
APPRaised-VALUE:						69995