OWNERSHIP 1019621 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
KINAST FRANK XAVIER	LOT 47 SUTTON ACS III	MOSELEY HALL	356614345341	1
KINAST MELISSA LEE	704 MADISON ANN DR		RECORD NUMBER: 38280	
704 MADISON ANN DRIVE		COUNTY/TOWN OF LAGRANGE	ROUTE 14086000	
LA GRANGE NC 28551			LISTER: LNLHOLLO 9252023	
DEED: 1992 820	704 MADISON ANN DR		REVIEW:	

```
+---17---+-----24------+---19----+
:        8             D         :
:        +-----24------+         :
:                                :
:                                :
:                                3
:                                5
:                                :
5                                :
1                                :
:                                :
:                       +---21---AB+
:                       9         :
:                       :         :
:     +----+--27+-----+          2
:     7    6    C     0          0
+--12-+    +--9-6     :          :
                      :          :
                      +----21----+
```

TOPO	STREET	UTILITY	ZONING	.750 ACRES	NBHD
			NOTES:01 75/100AC FR RN17377 FOR 2		0163

#	LAND CLASS	SIZE *	RATE *	SIZ%	DPT%	ADJ%		=LND-VALUE
1	2M LOT	1.10LT	24000		1.00	1.00	24000	26400

LAND VALUE: 26400

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
SLAB	VINYL BRICK	HEATPUMP	COMPSHNG	1.30STHT 'WALL 4 BDRM	

RES - IMP C+10 AYB 2023 EYB

DIMENSIONS: A-DL21DD9DL27DD7DL12DU51DR17DD8DR24DU8DR19DD35 B-DL21DD20DR21DU20 C-ML21MD9ML10DD6DL9DU6DR9 D-MU
35ML19DD8DL24DU8DR24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG	RCN	-DEPR%	-CND%=	FMV
A	01 SINGLE F	2343	1.30	79.84	.7693		61.420	3046		187085						
	0110 HEATPUMP			2.00			2.000	2343		4686						
	0102 VINYL							2343								
	0103 BRICK			3.00			3.000	2343		7029						
	2.00 FULL BTH			3000.00			3000.000			6000						
	1.00 HALF BTH			1800.00			1800.000			1800						
	343.00 DBLPITCH															
B	75 GAR FINF	420		29.97	.7958		23.850	420		10017						
C	81 PORCH	54		31.91	.8101		25.850	54		1395						
D	81 PORCH	192		31.91	.6658		21.245	192		4079						

HSF: 3046.00 %COMP: 100 RPCN: 222091 1.10 244300 - - = 232085

MKT 95.00 STRUCTURE VALUE: 80.20 QGRCN/HSF 76.19 FMV/HSF 232085

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	258485
LAND			26400	13200	200%	WD		35200LV/AC		
OTHERFEAT					%	06282023				
STRUCTURE			232085		%	1992-820		TV/HSF		
TOTAL			258485	13200	1958%	366500	0070%	SP/HSF		
									APPRAISED-VALUE:	258485