

+OWNERSHIP 1016485 2024 1/04/2024
 SHANNON JAMES P
 SHANNON CHRISTINE
 3830 DREW FARMER RD
 LAGRANGE NC 28551
 DEED: 1954 417

PROPERTY DESCRIPTION
 3830 DREW FARMER RD
 ADJ/OVERBLT
 3830 DREW FARMER RD

TAX SUBDIVISIONS
 INSTITUTE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER CARD NO
 358700660658 1
 RECORD NUMBER: 3949
 ROUTE 87170
 LISTER: LNLEGLISH 5012023
 REVIEW:

+---32---+17-+
 2 8 :
 2 E :
 +---32---+6 +0--31---+ :
 : F-23---+ 6 :
 2 7 :
 7 :
 106 :
 +1141 :
 2 :
 0 B9+ +14+ :
 14//+10A799+-8310+-143D8+ :
 1 43 C :
 5 : :
 4 4 :
 0 4 :
 : :
 +11+-17-+ :

TOPO STREET UTILITY ZONING 5.570 ACRES NBHD
 0067

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000
2	40HRESIDUAL (CLE	4.57AC	4000	1.00	1.00	1.00	18280

LAND VALUE:

34280

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	22CSHOP/GAR	1*	10.00			1	1.00	.01	25000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE:

25000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.51STHT	
CONIWALL				'WALL	
				5 BDRM	

RES - IMP A AYB 2006 EYB

DIMENSIONS: A-DL5DW10DS12DN15DW15DE14DN10DU12DL4DD1DL11DU6DL10DU27DR32DD10DR23DU10DR31DU18DR17DD67DL14DD3DL
 14DD1DL10DD6DL3DU3DL8DD3DL4DU9DL9DD7 B-DU7DR9DD7DL9 C-MR9MD2MR4MU3MR8MD3MR3MU6DD40DR11DD3DR17DU
 44DL18DD1DL10 D-MU4MR24MR10MU1MR14DR4DD2DR8DU5DL12DD3 E-MU5MR48MU3MR14MU67ML17MD18DU22DL32DD22D

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	5243	1.51	79.84	.6652		53.109	7918	.95	399486					
	0110 HEATPUMP			2.00			2.000	5243		10487					
	0103 BRICK			3.00			3.000	5243		15730					
	5.00 FULL BTH			3000.00			3000.000			15000					
	2.00 FP			3000.00			3000.000			6000					
	4.00 HALF BTH			1800.00			1800.000			7200					
B	81 PORCH	63	1.00	31.91	.7271		23.201	63	1.00	1461					
C	76 GAR FINB	1189	1.00	33.17	.6607		21.915	1189	1.00	26056					
D	81 PORCH	52	1.00	31.91	.8101		25.850	52	1.00	1344					
E	83 STOOP	704	1.00	14.32	.6221		8.908	704	1.00	6271					
F	81 PORCH	60	1.00	31.91	.8101		25.850	60	1.00	1551					
		HSF:		7918.00			%COMP: 100			490587	1.36	667198	-.11-	.20=	475046
							STRUCTURE VALUE:			84.26	OGRCN/HSF	59.99	FMV/HSF		475046

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	34280	34280	100%	WD		6154LV/AC
OTHERFEAT	25000	25000	100%	04292022		
STRUCTURE	475046	475046	100%	1954-417		TV/HSF
TOTAL	534326	534326	100%	760000	0070%	SP/HSF

APPRAISED-VALUE: 534326