

+OWNERSHIP 1008257  
 WATERS DANNY E JR  
 WATERS LINDSAY W  
 4051 BEN DAIL RD  
 LAGRANGE NC 28551  
 DEED: 1849 426

2024 1/04/2024

PROPERTY DESCRIPTION  
 SR 1530 OFF LOT A  
 4051 BEN DAIL RD  
 4051 BEN DAIL RD

TAX SUBDIVISIONS  
 INSTITUTE  
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER  
 358700445651  
 RECORD NUMBER: 4059  
 ROUTE 116000  
 LISTER: LNLGLISH 5012023  
 REVIEW:

CARD NO  
 1

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+-----24-----+
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2                   2
0                   0
E                   :
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2                   :
7                   :
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:                   :
+---7-C             :
+-----27-----D6-7-1 :
:                   :
4                   :
A                   :
+-----38-----+
6                   6
+-----36-----+
  
```

TOPO STREET UTILITY ZONING 5.800 ACRES NBHD  
 PRIVATE 0067

NOTES:01 HOUSE COMPLETE FOR 2000

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	14TBS-DIRT	1.00AC	13600	1.00	1.00	1.00	13600
2	41CRESIDUAL (WOO	4.80AC	2500	1.00	1.00	.75	1875

LAND VALUE: 22600

#	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	BRICK	HEATPUMP	COMPSHNG	1.50STHT	
CONIWALL				3 BDRM	1.00LFUF

RES - IMP B AYB 1998 EYB  
 DIMENSIONS: A-DU14DL7DU21DR45DD35DL38 B-MR1DR36DDDL36DU6 C-MR1ML1MU8DU6DL7DD6DR7 D-MU8ML7DL27DU27DR27DD27 E-MU  
 8ML7MU27MR16DU20DR24DD20DL24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1477	1.50	79.84	.8029		64.103	2216	.95	134947				
	0110 HEATPUMP			2.00			2.000	1477		2954				
	0103 BRICK			3.00			3.000	1477		4431				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 HALF BTH			1800.00			1800.000			1800				
B	81 PORCH	216	1.00	31.91	.6654		21.232	216	1.00	4586				
C	78 UTILITYB	42	1.00	28.50	1.0000		28.500	42	1.00	1197				
D	76 GAR FINB	729	1.00	33.17	.6727		22.313	729	1.00	16266				
E	84 WOOD DEC	480	1.00	23.27	.4921		11.451	480	1.00	5496				
F	92 ATTIC-UN	432	1.00	1.00	1.0000		1.000	432	1.00	432				
			HSF:	2216.00			%COMP: 100			RPCN: 178109	1.25	222636	-.19-	= 180336
							STRUCTURE VALUE:	100.46		OGRCN/HSF		81.37	FMV/HSF	180336

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	22600	22600	100%	WD		3896LV/AC
OTHERFEAT				02132019		
STRUCTURE	180336	180336	100%	1849-426		TV/HSF
TOTAL	202936	202936	100%	252000	0080%	SP/HSF

APPRAISED-VALUE: 202936