

+OWNERSHIP 11006
 BAIRD DAVID B
 BAIRD SHARON H
 3410 L E EMERSON RD
 LAGRANGE NC 28551
 DEED: 1859 22

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1527 OFF
 11&7/100AC CULTIVATED
 3410 LE EMERSON RD

TAX SUBDIVISIONS
 INSTITUTE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER
 358600582702
 RECORD NUMBER: 4106
 ROUTE 32000
 LISTER: LNLEGLISH 11072023
 REVIEW:

CARD NO
 1

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE
1	14IBS-DIRT	1.00AC	13600	1.00	1.00	1.00		13600	13600				13600
2	20ICLEAR-AD	11.70AC	2890	1.00	1.00	1.00		2890	33813	C CLEAR	11.70	750.00	8775
3	20ICLEAR-AD	15.74AC	2890	1.00	1.00	.50		1445	22744	C CLEAR	15.74	750.00	11805
4	29CWOODLAND-AVER	33.44AC	595	1.00	1.00	1.00		595	19896	W WOODED	33.44	200.00	6688
TOTALS									90053				40868
LAND VALUE:		90053											
LAND USE VALUE:		40868											
DEFERRED VALUE:		49185											

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+---19---+ +---25---+
8--14--+ +---21---+
B 8 8
+---24---+ +---21---+
: C 6
: 6---19---+ 2 3
3 3 8
0 :
: :
: +-8-+
A 7 E---25---+
++12-+ +---12-+
D : 1 :
: 1 4 :
2 4 : 2
2 +---12-+-8-+-12-+ 2
: :
+-----48-----+
  
```

TOPO STREET UTILITY ZONING 61.880 ACRES NBHD
 PRIVATE 0067

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	14IBS-DIRT	1.00AC	13600	1.00	1.00	1.00	13600
2	20ICLEAR-AD	11.70AC	2890	1.00	1.00	1.00	2890
3	20ICLEAR-AD	15.74AC	2890	1.00	1.00	1.50	1445
4	29CWOODLAND-AVER	33.44AC	595	1.00	1.00	1.00	595

LAND VALUE: 90053

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
2	16BMETAL-SF	60* 30	8.28			1800	1.25		18629
3	24CSHELTER	10* 30	8.00			300	1.00		2400
4	40CCONC-PAD	10* 20	3.19			200	1.00		638

OTHER VALUE: 21667

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	HARDIPLK	HEATPUMP	COMP SHNG	1.27STHT 'WALL 5 BDRM	1.00LFUF

AGR - IMP B AYB 2021 EYB 2021
 DIMENSIONS: A-DU30DR24DD6DR19DU6DR21DD23DL8DD7DL12DD14DL12DU2DL8DD2DL12DU14DL12 B-MU30MR10DU8DR14DD8DL14 C-
 MU30MR24DD6DR19DU6DR21DU8DL21DU2DL19DD10 D-MR4DD22DR48DU22DL8DD14DL12DU2DL8DD2DL12DU14DL8 E-MR59MU
 7MR5DD2DR25DU38DL25DD36

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND%=	FMV
A	01 SINGLE F	2182	1.27	79.84	.7818		62.418	2771		172960					
	0110 HEATPUMP			2.00			2.000	2182		4364					
	0111 HARDIPLK							2182							
	3.00 FULL BTH			3000.00			3000.000			9000					
	1.00 FP			3000.00			3000.000			3000					
	1.00 ADDT FT			300.00			300.000			300					
	182.00 GAMBREL														
B	8161 PORCH-SC	112		35.91	.6875		24.688	112		2765					
C	81 PORCH	472		31.91	.6640		21.188	472		10000					
D	81 PORCH	624		31.91	.6628		21.149	624		13196					
E	75 GAR FINF	950		29.97	.6881		20.622	950		19590					
		HSF:		2771.00	%COMP: 100		RPCN:		235175	1.25	293968	-	-	=	293968
		STRUCTURE VALUE:		106.08		OGRCN/HSF		106.08		FMV/HSF		293968		293968	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	90053	90053	100%	UNK		1455LV/AC
OTHERFEAT	21667	21667	100%	08022013		
STRUCTURE	293968	293968	100%	1696 -0838		TV/HSF
TOTAL	405688	405688	100%	126000	0321%	SP/HSF
						APPRAISED-VALUE: 405688