

+OWNERSHIP 1000093
 TAYLOR MEGAN B.
 TAYLOR BRADLEY D
 105 DARDEN ST
 FREMONT NC 78830
 DEED: 1765 582

2024 1/04/2024

PROPERTY DESCRIPTION
 SR 1518
 3593 BONNIE WALTERS RD
 3593 BONNIE WALTERS RD

TAX SUBDIVISIONS
 INSTITUTE
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER
 357600282788
 RECORD NUMBER: 4402
 ROUTE 31000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+-----46-----+
 1 1
 2 2
 B :
 : :
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 2 :
 9 2
 : 2
 : :
 : :
 : :
 A D
 +-----52-----+
 E 4
 4-----28-----+

TOPO STREET UTILITY ZONING .920 ACRES NBHD
 0067

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13IBS-PAVED	.92AC	16000	1.06	1.00	1.00	15603

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	25CSTABLE	1* 1	15.00			1	1.00	.01	2000
61	25CSTABLE	1* 1	15.00			1	1.00	.01	2000
62	01CDETGAR-F	50* 32	19.11			1600	1.00	.01	30271

OTHER VALUE:

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

RES - IMP C AYB 1975 EYB 1987

DIMENSIONS: A-DU29DR66DD7DL14DD22DL52 B-MR15MU29DU12DR46DD12DL46 C-MU29MR15MR51MD7DR9DU7DL9DD7 D-MU22MR66ML14MD

22DU22DR23DD22DL23 E-MR52ML41DD4DR28DU4DL28

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%	-CND%=-	FMV
A	01 SINGLE F	1606	1.00	79.84	.8350		66.666	1606	1.00	107065					
	0110 HEATPUMP			2.00			2.000	1606		3212					
	0103 BRICK			3.00			3.000	1606		4818					
	2.00 FULL BTH			3000.00			3000.000			6000					
	1.00 FP			3000.00			3000.000			3000					
B	85 PATIO-BR	552	1.00	7.50	1.0000		7.500	552	1.00	4140					
C	78 UTILITYB	63	1.00	28.50	1.0000		28.500	63	1.00	1795					
D	76 GAR FINB	506	1.00	33.17	.7268		24.107	506	1.00	12198					
E	81 PORCH	112	1.00	31.91	.6921		22.084	112	1.00	2473					
			HSF:	1606.00			%COMP: 100			144701	1.00	144701	-.30-	=	101291
							STRUCTURE VALUE:	90.10		OGRCN/HSF		63.07	FMV/HSF		101291

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15603	15603	100%	UNK		16959LV/AC
OTHERFEAT	34271	34271	100%	04072011		
STRUCTURE	101291	101291	100%	1628 -0428		TV/HSF
TOTAL	151165	151165	100%	205000	0073%	SP/HSF

APPRAISED-VALUE: 151165