OWNERSHIP 1014053 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
BLEDSOE WILLIAM H	SR 1532	INSTITUTE	358800359790	1
BLEDSOE MEGAN P	ADJ/OVERBLT		RECORD NUMBER: 4506	
4687 BRYAN HARDY RD		COUNTY/NORTH LENIOR FIRE	ROUTE 68000	
LAGRANGE NC 28551			LISTER: LNLENGLISH 5012023	
DEED: 1927 17	4687 BRYAN HARDY RD		REVIEW:	

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+----------41----------+D-12--+------27-------+
+----------41----------:                     1
:                      :                     0
:                      2      +-------27------+
:                      0      1               :
2                      :      2               :
5                      :      :               2
:                      +E-12--+               0
:                      :      6               :
A                      +--12--+               :
+-------+--41-+--------+      +F------27------+
        B     7
        7-10--+
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TOPO	STREET	UTILITY	ZONING 1.170 ACRES	NBHD
			NOTES:01 METAL GARAGE FOR 2016	0071

#	LAND CLASS	SIZE *	RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	13IBS-PAVED	1.00AC	16000	1.00	1.00	1.00	16000	16000
2	40HRESIDUAL (CLE	.17AC	4000	1.00	1.00	1.00	4000	680

LAND VALUE: 16680

#	OTHER FEAT	SIZE		BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	17CFRM-BLDG	1*	1	15.00			1	1.00	.01	500
61	77CMETALGAR	1*	1	10.00			1	1.00	.01	5000

OTHER VALUE: 5500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMPSHNG	2.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
	BRICK	HEATPUMP		3 BDRM	1.00LFUF

RES - IMP B AYB 1974 EYB 1982

DIMENSIONS: A-DU25DR41DD25DL41 B-MR15DD7DR10DU7DL10 C-MR15ML15MU25DU5DR41DD5DL41 D-MU25MU5MR41MD1DR12DU2DR27
DD10DL27DD12DL12DU20 E-MU29MR41MD20DR12DD6DL12DU6 F-MU9MR41MR12MD8DR27DU20DL27DD20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	01 SINGLE F	1025	2.00	79.84	.7818		62.418	2050	.95	121558			
	0110 HEATPUMP			2.00			2.000	1025		2050			
	0103 BRICK			3.00			3.000	1025		3075			
	3.00 FULL BTH			3000.00			3000.000			9000			
	2.00 FP			3000.00			3000.000			6000			
B	83 STOOP	70	1.00	14.32	.7695		11.019	70	1.00	771			
C	01 SINGLE F	205	1.00	79.84	.7818		62.418	205	1.00	12795			
	0110 HEATPUMP			2.00			2.000	205		410			
	0103 BRICK			3.00			3.000	205		615			
D	01 SINGLE F	510	1.00	79.84	.7818		62.418	510	1.00	31833			
	0110 HEATPUMP			2.00			2.000	510		1020			
	0103 BRICK			3.00			3.000	510		1530			
E	81 PORCH	72	1.00	31.91	.7271		23.201	72	1.00	1670			
F	76 GAR FINB	540	1.00	33.17	.7268		24.107	540	1.00	13017			

HSF: 2765.00 %COMP: 100 RPCN: 205344 1.25 256680 - .35- .04= 152160
MKT 95.00 STRUCTURE VALUE: 92.83 QGRCN/HSF 55.03 FMV/HSF 152160

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 174340
LAND			16680	16680	100%	WD		14256LV/AC	
OTHERFEAT			5500	5500	100%	08202021			
STRUCTURE			152160	152160	100%	1927- 17		TV/HSF	
TOTAL			174340	174340	100%	220000	0079%	SP/HSF	

APPRAISED-VALUE: 174340