

+OWNERSHIP 1003220 2024 1/04/2024
 ROUSE MATTHEW P
 ROUSE CRYSTAL H
 3575 BONNIE WALTERS RD
 LAGRANGE NC 28551
 DEED: 1811 736

PROPERTY DESCRIPTION
 SR 1518
 3575 BONNIE WALTERS RD
 3575 BONNIE WALTERS RD

TAX SUBDIVISIONS
 INSTITUTE
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER CARD NO
 357600283690 1
 RECORD NUMBER: 4517
 ROUTE 30000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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+---16---+
:         1
:         2
:         :
:         +-----19-----+-----22-----+
:         :
:         :
4         2         2
0         0         0
:         :
:         B
:         +---10---+2-----+
:         :         8         8
A         C
+-----45---+-----12---+
:         D
6         6
+-----25-----+
  
```

TOPO STREET UTILITY ZONING 1.270 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	.27AC	4000	1.00	1.00	1.00	1080

LAND VALUE:

17080

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	01CDETGAR-F	1* 1	19.11			1	1.00	.01	2000
61	21CBLDGS-NV	1* 1				1	1.00	.01	

OTHER VALUE:

2000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONCRETE	VINYL	ELECT-BB	COMP SHNG	1.00STHT 'WALL 3 BDRM	1.00LFUF

RES - IMP D AYB 1950 EYB 1977
 DIMENSIONS: A-DU40DR16DD12DR19DD20DR10DD8DL45 B-MR35MU8DU20DR22DD20DL22 C-MU8MR35MR10MD8DU8DR12DD8DL12 D-MR45ML
 16DD6DL25DU6DR25

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1252	1.00	79.84	.8774		70.051	1252	1.00	87703					
	0102 ELECT-BB			.75			.750	1252		939					
	0102 VINYL							1252							
	1.00 FULL BTH			3000.00			3000.000			3000					
	1.00 HALF BTH			1800.00			1800.000			1800					
B	79 CARPORT-	440	1.00	17.50	1.0000		17.500	440	1.00	7700					
C	77 UTILITY	96	1.00	27.50	1.0000		27.500	96	1.00	2640					
D	81 PORCH	150	1.00	31.91	.6921		22.084	150	1.00	3312					
			HSF:	1252.00			%COMP: 100			RPCN: 107094	.86	92100	- .40-	=	55260
							STRUCTURE VALUE:	73.56		OGRCN/HSF		44.13	FMV/HSF		55260

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	17080	17080	100%	UNK		13448LV/AC
OTHERFEAT	2000	2000	100%	09202017		
STRUCTURE	55260	55260	100%	1811-736		TV/HSF
TOTAL	74340	74340	100%	74500	0099%	SP/HSF

APPRAISED-VALUE: 74340