



MANUF HOME

ADDRESS: 1928 TUCANNON RD
GRANTOR: BRANCH, STANLEY O
PARCEL #: 2-010-41-009-3002

SALE PRICE: \$285,000.00
GRANTEE: RANDY & JANETTE EDMUNDS

BRIEF LEGAL: TRACT 2 TUCANNON RIVER RANCHETTES

LOT SIZE: 5 ACRES

SALES INFO:	
REAL ESTATE EXCISE	26477
SALE DATE	12/17/2014
RECORDING NUMBER	38915
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
SITE-HOME	1
CRESRE Z53	4
TOTAL ACRES:	5

HOUSE INFO:

OF STORIES 1
 YEAR BUILT 2001
 MANUFACTURED HOME YES
 SIZE & MODEL 36X40 MARLETTE
 # OF BEDROOMS 3
 # OF BATHS 2
 TYPE OF HEAT ELECTRIC FURNACE WITH AIR CONDITIONING
 BUILT-INS HOOD, FAN, AND DISHWASHER
 REC ROOM
 MAIN FLOOR 2,362 SQ. FT.
 UPSTAIRS SQ. FT.
 BASEMENT NO
 PARTIAL OR FULL
 # SQ FT
 # SQ FT FINISHED

HOUSE CLASS AVERAGE
 HOUSE CONDITION GOOD
 CARPORT NO
 CARPORT SIZE
 GARAGE YES
 GARAGE SIZE 650 SQ. FT.
 ATTACHED YES

LAND ASSESSED \$35,000.00
 BLDG ASSESSED \$156,440.00
TOTAL ASSESSED VALUE \$191,440.00

ADDITIONAL INFO: 324 SQ. FT. PATIO; 322 SQ. FT. COVERED WOOD DECK; 165 SQ. FT. PATIO; 90 SQ FT PATIO; 432 SQ. FT. DRIVEWAY; 144 SQ. FT. SHED; 600 SQ. FT. SHOP;

COMMENTS: 64 SQ. FT. STORAGE, UNDERGROUND SPRINKLERS, GRANITE COUNTERS, WELL/WATER RIGHTS, PROPANE GENERATOR, PASTURES WITH FRUIT TREES

3 YEARS PREVIOUS SALES HISTORY:	
DATE	
EXCISE	
RECORDING #	
PRICE	
FROM/TO	