



ADDRESS: 550 N TOUCHET RD **SALE PRICE:** \$540,000.00
GRANTOR: BENJAMIN HOSKINS, PR FOR **GRANTEE:** DANIEL FORKAN
 EST OF W. CONRAD HOSKINS
PARCEL #: 2-009-39-013-6620; 2-009-39-013-6600; 2-009-39-012-3620; 2-009-39-012-3600; 2-009-39-011-4410

BRIEF LEGAL: LOT 1, 2, 3, 2A & TAX 2 & 5
LOT SIZE: 186.36 TOTAL ACRES; 1RHS, 173.36 PASTURE & 12 TILL

SALES INFO:	
REAL ESTATE EXCISE	26494
SALE DATE	1/30/2015
RECORDING NUMBER	39032
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
CAGUN ALL	109.22
CNSLG Z44	64.14
AG HOME	1
CAGT CZ18	12
TOTAL ACRES:	186.36

HOUSE INFO:		HOUSE CLASS	VERY GOOD
# OF STORIES	1.5	HOUSE CONDITION	GOOD
YEAR BUILT		CARPORT	NO
MANUFACTURED HOME	NO	CARPORT SIZE	
SIZE & MODEL		GARAGE	YES
# OF BEDROOMS	2	GARAGE SIZE	840 SQ. FT.
# OF BATHS	2	ATTACHED	NO
TYPE OF HEAT	ELECTRIC FURNACE; WOOD STOVE		
BUILT-INS	JEN AIRE; MICROWAVE; HOOD & FAN; BATH FAN; GARBAGE DISPOSAL; CENTRAL AIR CONDITIONING		
REC ROOM	NO		
MAIN FLOOR	1,596 SQ. FT.	LAND ASSESSED	\$111,660.00
UPSTAIRS SQ. FT.	486 SQ. FT.	BLDG ASSESSED	\$313,200.00
BASEMENT	YES	TOTAL ASSESSED VALUE	\$424,860.00
PARTIAL OR FULL	PARTIAL		
# SQ FT	144 SQ. FT.		
# SQ FT FINISHED			

ADDITIONAL INFO: 2094 SQ. FT. WOOD DECK; 1550 SQ. FT. SHOP; 700 SQ. FT. MACHINE SHED; 700 SQ. FT. BUNK HOUSE; 210 SQ. FT. C-PORCH; 198 SQ. FT. COOK HOUSE; 440 SQ. FT. TACK SHED; 210 SQ. FT. FEED SHED; 2400 SQ. FT. BARN

COMMENTS: \$15,000 FOR RHS, \$313,200 FOR BLDGS, \$12,590/AC FOR IMP ACES, \$350/AC FOR PASTURE POND, FENCED PASTURE, WATER RIGHTS, RIVER.

3 YEARS PREVIOUS SALES HISTORY:	
DATE	8/2/1994
EXCISE	10497
RECORDING #	2X/811
PRICE	\$385,000
FROM/TO	DURHAM TO HOSKINS