



**ADDRESS:** 1559 S 4TH ST **SALE PRICE:** 356,400 FOR CITY & 3600 COUNTY= \$360,000 TOTAL  
**GRANTOR:** DENNIS & VICKI LOCKARD **GRANTEE:** SHANE A. MCGUIRE  
**PARCEL #:** 1-120-13-008-0000 & 2-530-00-044-0000

**BRIEF LEGAL:** MCCALLS TAX 8 & TAX 36 & 44  
**LOT SIZE:** 3.3 AC; PORTIONS IN THE CITY AND COUNTY

| SALES INFO:        |               |
|--------------------|---------------|
| REAL ESTATE EXCISE | 27516 & 27517 |
| SALE DATE          | 7/13/2018     |
| RECORDING NUMBER   | 42853         |
| DEED TYPE          | SWD           |

| LAND CODE:          | NUMBER OF ACRES: |
|---------------------|------------------|
| SITE                |                  |
| CNSPV Z47           | 3.30             |
| <b>TOTAL ACRES:</b> | 3.3              |

|                   |                                 |                             |                     |
|-------------------|---------------------------------|-----------------------------|---------------------|
| <b>BLDG INFO:</b> |                                 | HOUSE CLASS                 | GOOD                |
| # OF STORIES      | 1.5                             | HOUSE CONDITION             | AVG/GOOD            |
| YEAR BUILT        | 1940                            | CARPORT                     | YES                 |
| MANUFACTURED HOME | NO                              | CARPORT SIZE                | 575 SQ. FT.         |
| SIZE & MODEL      |                                 | GARAGE                      | YES                 |
| # OF BEDROOMS     | 4                               | GARAGE SIZE                 | 345 SQ. FT.         |
| # OF BATHS        | 3                               | ATTACHED                    | NO                  |
| TYPE OF HEAT      | HOT WATER RADIATE               |                             |                     |
| BUILT-INS         | HOOD; FAN; BATH FAN; DISHWASHER |                             |                     |
| REC ROOM          | NO                              |                             |                     |
| MAIN FLOOR        | 1,432 SQ. FT.                   | LAND ASSESSED               | \$42,750.00         |
| UPSTAIRS SQ. FT.  | 859 SQ. FT.                     | BLDG ASSESSED               | \$166,900.00        |
| BASEMENT          | YES                             | <b>TOTAL ASSESSED VALUE</b> | <b>\$209,650.00</b> |
| PARTIAL OR FULL   | FULL                            |                             |                     |
| # SQ FT           | 1,432 SQ. FT.                   |                             |                     |
| # SQ FT FINISHED  | 90 SQ. FT.                      |                             |                     |

**ADDITIONAL INFO:** 384 SQ FT WOOD DECK; 252 SQ FT STORAGE BLDG; 300 SQ FT COVERED PORCH  
**COMMENTS:** 1170 SQ FT EQUIP SHED; GAS FIREPLACE INSERT; 1 OF THE BATHROOMS IS IN BASEMENT

| PREVIOUS SALES HISTORY: |  |
|-------------------------|--|
| DATE                    |  |
| EXCISE                  |  |
| RECORDING #             |  |
| PRICE                   |  |

FROM/TO

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