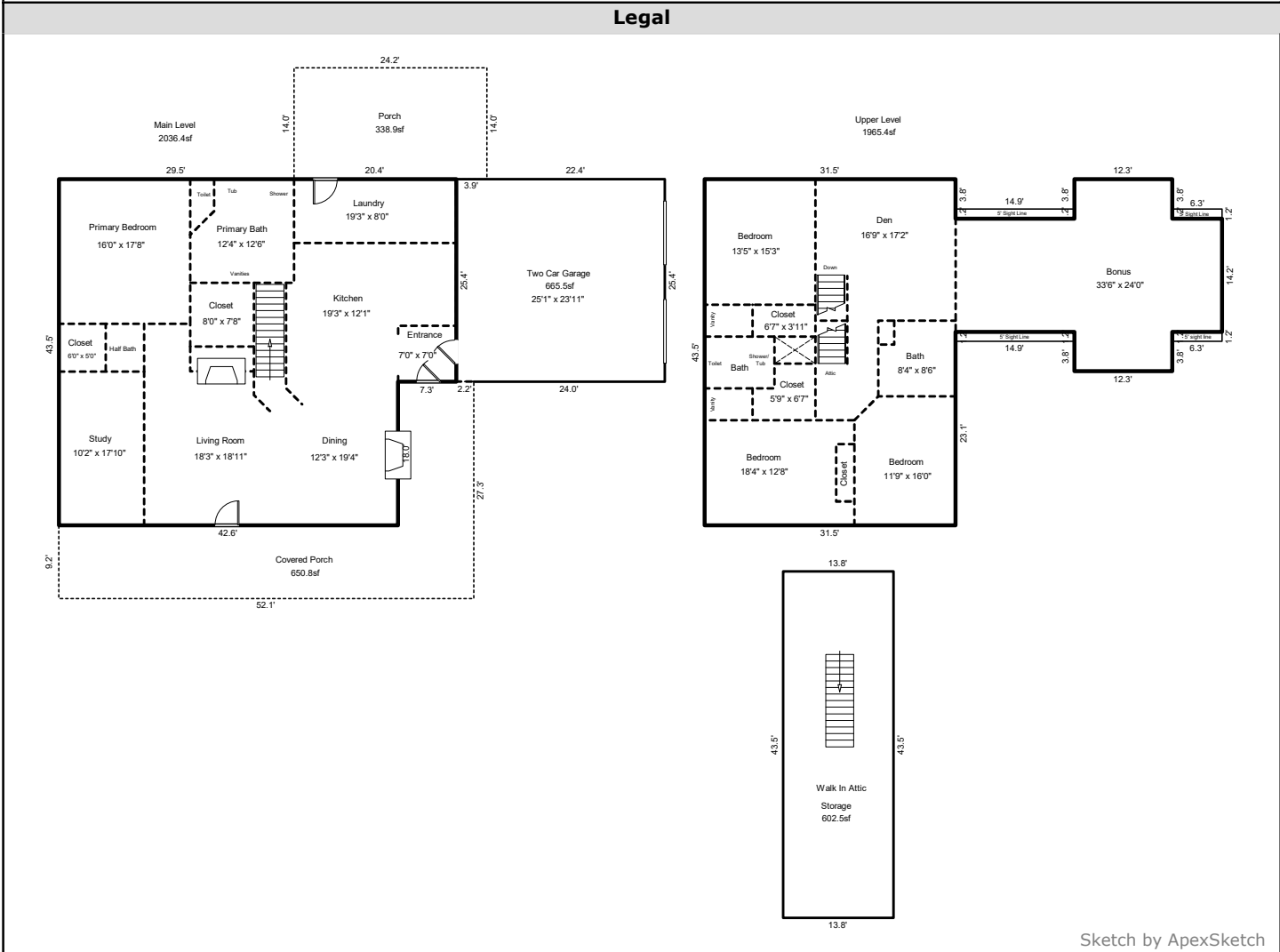


Property Measurements

Parcel				
Legal:	Parcel No.: 82361			
Property Address:	1217 Will Schronce Rd			
City: Lincoln	County: Lincoln	State: NC	ZipCode: 28092	
Owner:	:			
Measurer: Square Up Measuring	Inspection Date: 02/27/2024			



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	<p>For a more accurate measurement, measurements are based on the Official ANSI Z765-2021 Handbook and the current North Carolina Residential Square Footage Guideline approved by the American National Standards Institute (ANSI) and recognized by the North Carolina Real Estate Commission for single-family dwellings, townhouses and condos for both North and South Carolina. Measurements for marketing and informational purposes.</p> <ul style="list-style-type: none"> • Doors, stairs and fireplace locations are approximate. • Room locations are approximate. • All measurements are rounded to the nearest tenth of an inch. 	
GLA1	Main Level	1.0	2036.4	186.7	2036.4		
GLA2	Upper Level	1.0	1965.4	236.6	1965.4		
GAR	Two Car Garage	1.0	665.5	103.2	665.5		
OTH	Storage	1.0	602.5	114.7	602.5		
P/P	Porch	1.0	338.9	76.4			
	Covered Porch	1.0	650.8	158.7	989.7		
UND	5' Sight Line	1.0	17.9	32.2			
	5' Sight Line	1.0	7.5	14.9			
	5' sight line	1.0	7.5	14.9			
	5' Sight Line	1.0	17.9	32.2	50.8		
<p>Total Heated Living Area is 4002sf (main + upper levels)</p> <p>Total Additional heated area is 51sf (<5' Sight Line)</p>						COMMENT TABLE 2	COMMENT TABLE 3
						Upper level bonus room measured to the 5' sight line.	

Property Measurements

Parcel

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City: Lincolnton County: Lincoln State: NC ZipCode: 28092
Owner:
:
Measurer: Square Up Measuring Inspection Date: 02/27/2024

Legal

Main Level (GLA1)

49.90 x 25.40 = 1267.46
42.60 x 18.05 = 768.93
Total area: 2036.39

Porch (P/P)

24.21 x 14.00 = 338.94
Total area: 338.94

Two Car Garage (GAR)

25.40 x 3.85 = 97.79
25.40 x 22.35 = 567.69
Total area: 665.48

Covered Porch (P/P)

52.10 x 9.20 = 479.32
18.05 x 9.50 = 171.48
Total area: 650.80

Upper Level (GLA2)

43.45 x 31.50 = 1368.68
14.90 x 14.20 = 211.58
24.10 x 12.30 = 296.43
14.20 x 6.25 = 88.75
Total area: 1965.44

5' Sight Line (UND)

14.90 x 1.20 = 17.88
Total area: 17.88

5' Sight Line (UND)

6.25 x 1.20 = 7.50
Total area: 7.50

5' sight line (UND)

6.25 x 1.20 = 7.50
Total area: 7.50

5' Sight Line (UND)

14.90 x 1.20 = 17.88
Total area: 17.88

Storage (OTH)

43.50 x 13.85 = 602.48
Total area: 602.48