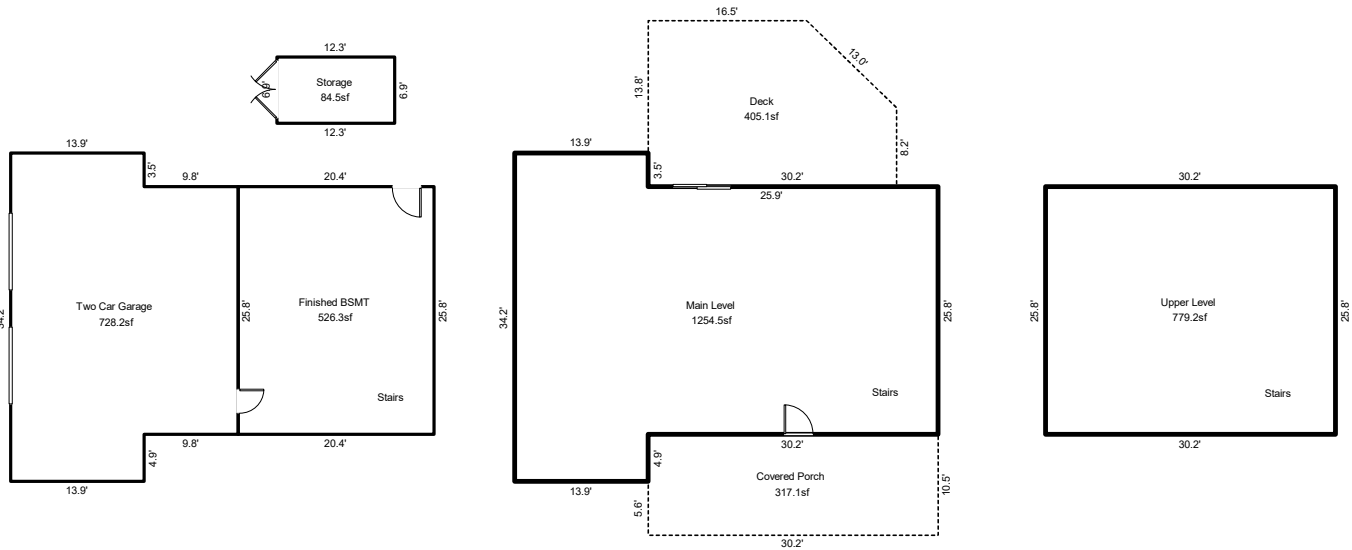


Property Measurements

Parcel

Legal: _____ Parcel No.: _____
 Property Address: 2950 Cobby Creek Ct
 City: Clover County: York State: SC ZipCode: 29710
 Owner: _____
 : _____
 Measurer: Square Up Measuring Inspection Date: 02/19/2025

Legal



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Main Level	1.0	1254.5	156.6	1254.5
GLA2	Upper Level	1.0	779.2	112.0	779.2
BSMT	Finished BSMT	1.0	526.3	92.4	526.3
GAR	Two Car Garage	1.0	728.2	115.8	728.2
OTH	Storage	1.0	84.5	38.3	84.5
P/P	Covered Porch	1.0	317.1	81.4	
	Deck	1.0	405.1	80.9	722.2

Total Living Area: 2560sf
(main + upper + finished basement)

COMMENT TABLE 1

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.

- Doors, stairs and fireplace locations are approximate.
- Room locations are approximate.
- All measurements are rounded to the nearest tenth of an inch.



COMMENT TABLE 2

COMMENT TABLE 3

Property Measurements

Parcel

Legal: Parcel No.:
Property Address: 2950 Cobby Creek Ct
City: Clover County: York State: SC ZipCode: 29710
Owner:
:
Measurer: Square Up Measuring Inspection Date: 02/19/2025

Legal

Two Car Garage (GAR)

34.20 x 13.90 = 475.38
25.80 x 9.80 = 252.84
Total area: 728.22

Finished BSMT (BSMT)

25.80 x 20.40 = 526.32
Total area: 526.32

Main Level (GLA1)

30.20 x 25.80 = 779.16
34.20 x 13.90 = 475.38
Total area: 1254.54

Upper Level (GLA2)

30.20 x 25.80 = 779.16
Total area: 779.16

Covered Porch (P/P)

30.20 x 10.50 = 317.10
Total area: 317.10

Deck (P/P)

0.5 x 13.04 x 6.52 = 42.49
16.50 x 9.07 = 149.64
25.87 x 3.50 = 90.54
25.87 x 4.73 = 122.38
Total area: 405.05

Storage (OTH)

12.25 x 6.90 = 84.53
Total area: 84.53