



**ADDRESS:** 1948 TUCANNON RD **SALE PRICE:** **\$1,270,000.00**  
**GRANTOR:** GARY & WINIFRED MCVAY **GRANTEE:** MATTHEW & JESSICA HANSON  
**PARCEL #:** 2-010-41-009-3007; 2-010-41-009-3008; 2-010-41-009-3009; 2-010-41-009-3010; 2-010-041-009-3011  
 2-010-41-009-3012

**BRIEF LEGAL:** TRACT 7, 8, 9, 10, 11 & 12 BYERS LONG PLAT  
**LOT SIZE:** 42.83 AC

SALES INFO:	
REAL ESTATE EXCISE	28598
SALE DATE	7/7/2022
RECORDING NUMBER	47633
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
SITE	
CRESRE Z53	7.87
CRES 10 Z62	34.96
<b>TOTAL ACRES:</b>	<b>42.83</b>

<b>BLDG INFO:</b>		HOUSE CLASS	VERY GOOD
# OF STORIES	1	HOUSE CONDITION	VERY GOOD
YEAR BUILT	2012	CARPORT	YES
MANUFACTURED HOME	NO	CARPORT SIZE	280 SQ. FT.
SIZE & MODEL		GARAGE	YES
# OF BEDROOMS	3	GARAGE SIZE	400 SQ. FT.
# OF BATHS	2.5	ATTACHED	NO
TYPE OF HEAT	HEAT PUMP		
BUILT-INS	HOOD & FAN; DISHWASHER; FIREPLACE; RANGE/OVEN		
REC ROOM	NO		
MAIN FLOOR	2,438 SQ. FT.	LAND ASSESSED	\$271,950.00
UPSTAIRS SQ. FT.		BLDG ASSESSED	\$467,500.00
BASEMENT	NO	<b>TOTAL ASSESSED VALUE</b>	<b>\$739,450.00</b>
PARTIAL OR FULL			
# SQ FT			
# SQ FT FINISHED			

**ADDITIONAL INFO:** 616 SQ FT COVERED PORCH; 210 SQ FT ENCLOSED PORCH; 60 SQ FT COVERED PORCH; 480 SQ FT MATERIAL SHELTER; 339 SQ FT COVERED PORCH

**COMMENTS:** 3084 SQ FT SHOP/HOBBY BLDG WITH 1100 SQ FT HOBBY ROOM WITH 1 BED & 1 BATH METAL ROOF

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