



**ADDRESS:** 713 S 3RD ST  
**GRANTOR:** VIVIAN MCFARLAND  
**PARCEL #:** 713 S 3RD ST

**SALE PRICE:** \$250,000.00  
**GRANTEE:** CHARLES & KARIE HEBARD

**BRIEF LEGAL:** RAINWATER & MUSTARD, TAX 68 ORCHARD BLOCK  
**LOT SIZE:** 9,321 SQ. FT.

SALES INFO:	
REAL ESTATE EXCISE	28456
SALE DATE	12/30/2021
RECORDING NUMBER	47002
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
SITE	
DR8	
<b>TOTAL ACRES:</b>	0

**BLDG INFO:**

# OF STORIES	1.5
YEAR BUILT	1915
MANUFACTURED HOME	NO
SIZE & MODEL	
# OF BEDROOMS	4
# OF BATHS	1
TYPE OF HEAT	ELECTRIC BASEBOARD
BUILT-INS	BATH FAN; DISHWASHER
REC ROOM	NO
MAIN FLOOR	1,056 SQ. FT.
UPSTAIRS SQ. FT.	572 SQ. FT.
BASEMENT	NO
PARTIAL OR FULL	
# SQ FT	
# SQ FT FINISHED	

HOUSE CLASS	GOOD
HOUSE CONDITION	AVG
CARPORT	YES
CARPORT SIZE	253 SQ. FT.
GARAGE	YES
GARAGE SIZE	520 SQ. FT.
ATTACHED	NO

LAND ASSESSED	\$34,450.00
BLDG ASSESSED	\$161,800.00
<b>TOTAL ASSESSED VALUE</b>	<b>\$196,250.00</b>

**ADDITIONAL INFO:** 276 SQ FT PATIO; 31 SQ FT PORCH

**COMMENTS:**

PREVIOUS SALES HISTORY:	
DATE	6/30/2008
EXCISE	24944
RECORDING #	30677
PRICE	\$177,000
FROM/TO	MORITA TO MCFARLAND