

MEASUREMENT REPORT



LOCATED AT

2575 HICKSBORO RD
HENDERSON, NC 27537

FOR

ANITA SPANGLER
COLDWELL BANKER ADVANTAGE

AS OF

09/11/2025

BY

GLENN DAY
160 MEADOW GLEN DR
WAKE FOREST, NC 27587
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MEASUREMENTS

FILE NUMBER: 25090701

PROPERTY ADDRESS: 2575 HICKSBORO RD

CITY: HENDERSON

COUNTY: VANCE

STATE: NC

ZIP: 27537

CLIENT: ANITA SPANGLER

TOTAL ABOVE GRADE: 8 ROOMS / 4 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1634 HSF

MAIN LEVEL: 8 ROOMS / 4 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1634 HSF

FOYER: 9.9' X 4.0'

FAMILY ROOM: 17.0' X 13.3'

DINING ROOM: 11.8' X 9.9'

KITCHEN: 14.4' X 9.2'

DINING AREA: 9.2' X 9.0'

NOTE: WASHER & DRYER WAS LOCATED IN A ROOM BESIDE THE DINING AREA

MAIN BEDROOM: 14.2' X 13.1' (HAS A WIC)

MAIN BATH

BEDROOM #2: 14.7' X 9.6'

FULL BATH

BEDROOM #3: 11.0' X 9.5' (HAS A WIC)

BEDROOM #4: 12.8' X 9.7' (HAS A WIC)

FRONT PORCH: 16.2' X 8.0' (COVERED)

SIDE PORCH: 7.5' X 4.0'

ALUMINUM STORAGE BUILDING: 10' X 10' 100 SF

FRAMED STORAGE BUILDING: 12' X 12' 144 SF WITH A COVERED PORCH 12' X 4'

WIRE FENCED REAR YARD

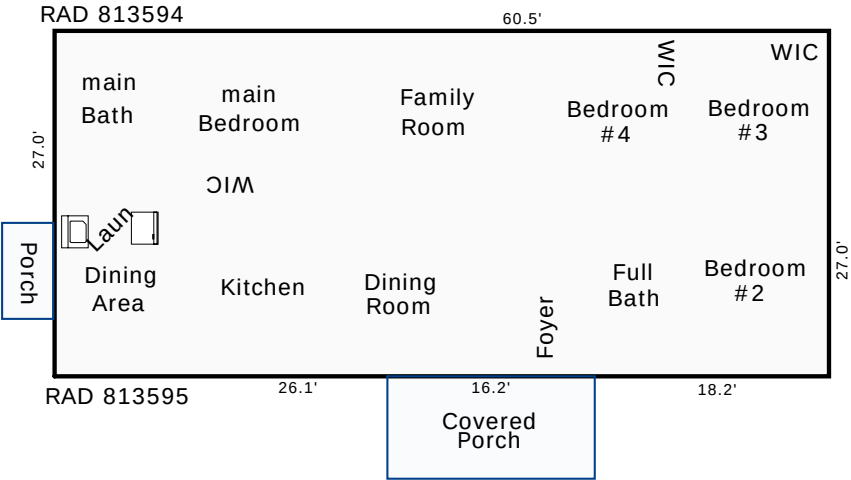
SKETCH/AREA TABLE ADDENDUM

File No 25090701

SUBJECT

Property Address	2575 HICKSBORO RD		
City	HENDERSON	County	VANCE
		State	NC
Zip			
Borrower			
Lender/Client	ANITA SPANGLER		
Appraiser Name	GLENN DAY		

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1633.50	1633.50
P/P	Porch	129.60	
	Porch	30.00	159.60
Net LIVABLE Area		(rounded)	1634

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor	60.5	x 27.0	1633.50
1 Item	(rounded)		1634