

MEASUREMENT REPORT



LOCATED AT

456 CARLYLE RD
ZEBULON, NC 27597

FOR

GRAHAM BAKER
COLDWELL BANKER ADVANTAGE

AS OF

03/10/2025

BY

GLENN DAY
160 MEADOW GLEN DR
WAKE FOREST, NC 27587
(919) 539-3706
GLENNDAY@NC.RR.COM

MEASUREMENTS

FILE NUMBER: 25030901

PROPERTY ADDRESS: 456 CARLYLE RD

CITY: ZEBULON COUNTY: FRANKLIN STATE: NC ZIP: 27597

CLIENT: GRAHAM BAKER c/o COLDWELL BANKER ADVANTAGE

TOTAL ABOVE GRADE: 6 ROOMS / 3 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1647 HSF

FIRST FLOOR: 6 ROOMS / 3 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1647 HSF

FOYER: 13.1' X 6.9'
FAMILY ROOM: 26.8' X 13.1' (HAS A FIREPLACE)
KITCHEN: 16.3' X 11.8'
DINING AREA: 14.8' X 11.8'
MAIN BEDROOM: 15.3' X 11.9' (HAS A WIC)
MAIN BATH
BEDROOM #2: 13.1' X 10.8'
BEDROOM #3: 13.1' X 9.3'
FULL BATH

FRONT PORCH: 24.6' X 7.0'
DECK: 16.5' X 16.3'
PATIO: 14' X 14'
2 CAR CARPORT: 28.0' X 25.4'

STORAGE BUILDING: 15.5' X 10.1' 157 SF
DECK: 10.1' X 7.1' 72 SF
SIDE LEAN-TO: 10.4' X 9.6' 100 SF

BARN: 32.4' X 16.3' 528 SF
LEFT SIDE CVD AREA; 32.0' X 10.7' 342 SF
RIGHT SIDE CVD AREA: 16.1' X 15.3' 246 SF
HORSE STALL: 11.6' X 8.1' 95 SF
REAR CVD AREA: 32.4' X 25.3' 479 SF (WRAPPED AROUND HORSE STALL AND
RIGHT SIDE CVD AREA)

SKETCH/AREA TABLE ADDENDUM

File No **25030901**

SUBJECT

Property Address **456 CARLYLE RD**

City **ZEBULON**

County **FRANKLIN**

State **NC**

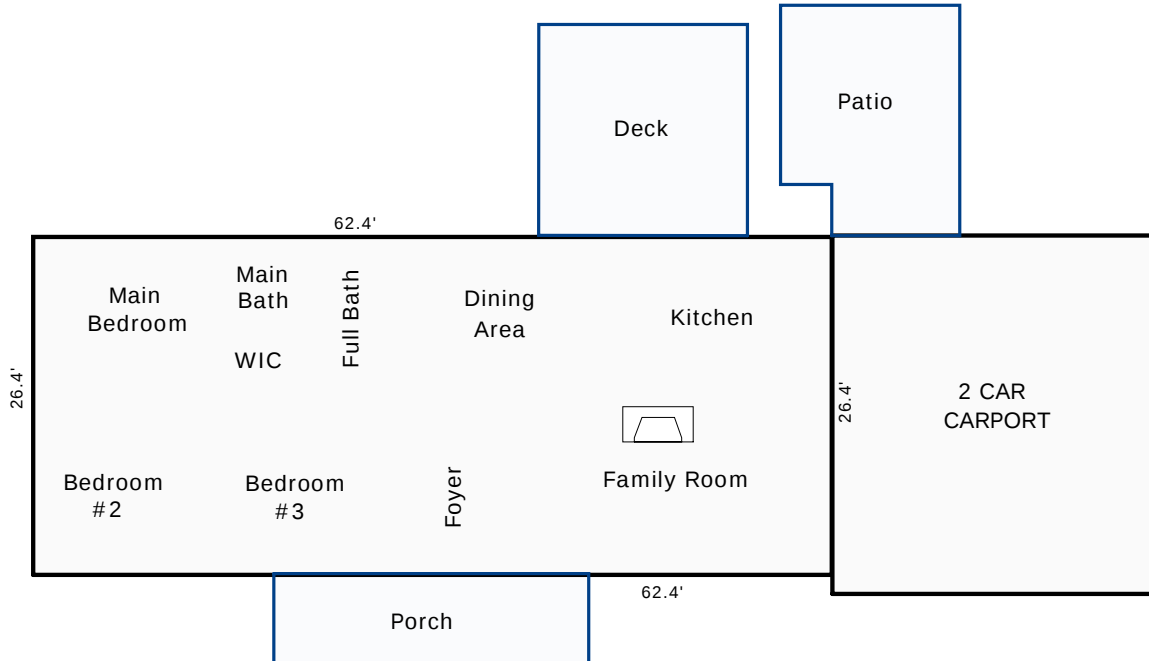
Zip **27597**

Borrower

Lender/Client **GRAHAM BAKER**

Appraiser Name **GLENN DAY**

IMPROVEMENTS SKETCH



Scale: **1" = 15'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1647.36	1647.36
GAR	Carport	711.20	711.20
P/P	Porch	172.20	
	Deck	268.88	
	Patio	236.00	677.08
Net LIVABLE Area		(rounded)	1647

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
62.4 x 26.4	1647.36
1 Item	(rounded)
	1647

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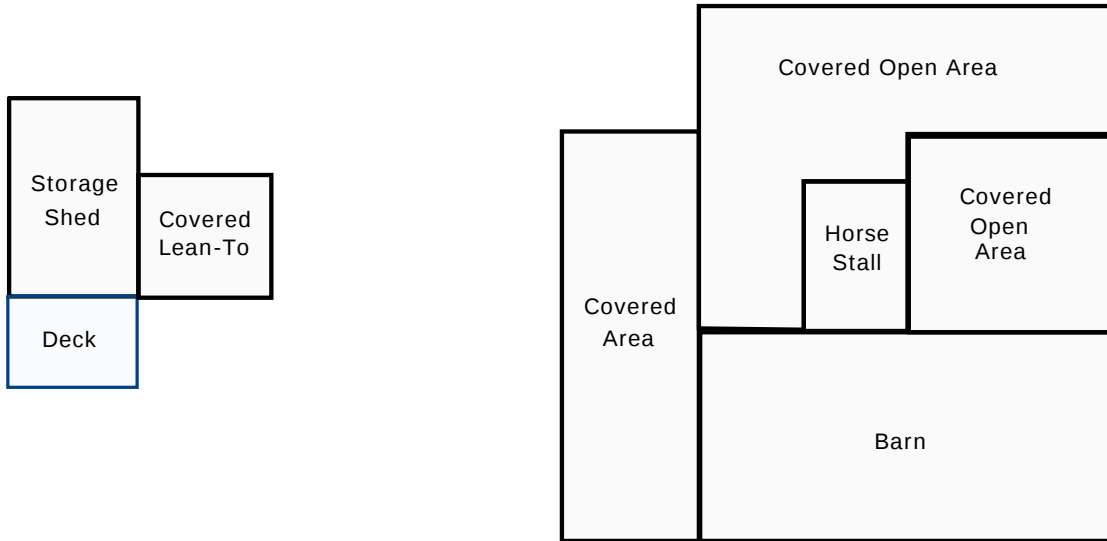
Zip 27597

Borrower

Lender/Client GRAHAM BAKER

Appraiser Name GLENN DAY

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	First Floor	156.55	
	Lean-to Shed Roof	99.84	
	Barn	528.12	
	Barn Side Cvd Area	342.40	
	Covered Open Area	246.33	
	Horse Stall	94.77	
	Covered Open Area #2	479.02	1947.03
P/P	Deck	71.71	71.71
Net BUILDING Area (rounded)			1947

BUILDING AREA BREAKDOWN

Breakdown		Subtotals
First Floor		
10.1 x	15.5	156.55
Lean-to Shed Roof		
10.4 x	9.6	99.84
Barn		
32.4 x	16.3	528.12
Barn Side Cvd Area		
10.7 x	32.0	342.40
Covered Open Area		
16.1 x	15.3	246.33
Horse Stall		
8.1 x	11.7	94.77
Covered Open Area #2		
0.5 x	8.2 x	0.1
	16.3 x	3.7
	11.5 x	8.2
	32.4 x	10.0
10 Items	(rounded)	1947