

MEASUREMENT REPORT



LOCATED AT

270 BALLARD PRUITT RD
FRANKLINTON, NC 27525

FOR

ANITA SPANGLER
COLDWELL BANKER ADVANTAGE

AS OF

07/02/2025

BY

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

FILE NUMBER: 25062601

PROPERTY ADDRESS: 270 BALLARD PRUITT RD

CITY: FRANKLINTON

COUNTY: FRANKLIN

STATE: NC

ZIP: 27525

CLIENT: ANITA SPANGLER

TOTAL ABOVE GRADE: 6 ROOMS / 3 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1177 HSF

MAIN LEVEL: 6 ROOMS / 3 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1177 HSF

FAMILY ROOM: 17.4' X 11.5'

KITCHEN: 11.4' X 10.9'

DINING AREA: 11.4' X 8.3'

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

MAIN BEDROOM: 12.1' X 12.0'

MAIN BATH

BEDROOM #2: 11.7' X 11.3'

BEDROOM #3: 11.3' X 10.8'

FULL BATH

FRONT PORCH: 18.0' X 4.0'

SCREEN PORCH: 16.0' X 11.7' HAS ACCESS FROM MAIN BEDROOM

SCREEN PORCH: 17.6' X 11.7' HAS ACCESS FROM DINING AREA

REAR DECK #1: 12.0' X 9.9'

SIDE DECK #2: 18.4' X 8.1' "Z" SHAPPED

2 CAR SHELTER: 26.0' X 24.1'

STORAGE BUILDING: 20.2' X 11.7' 236 SF

STORAGE BUILDING: 11.7' X 10.1' 118 SF

WITH A COVERED DOG PEN AREA 16.2' X 11.7' 189 SF

SKETCH/AREA TABLE ADDENDUM

File No **25062601**

SUBJECT

Property Address **270 BALLARD PRUITT RD**

City **FRANKLINTON**

County **FRANKLIN**

State **NC**

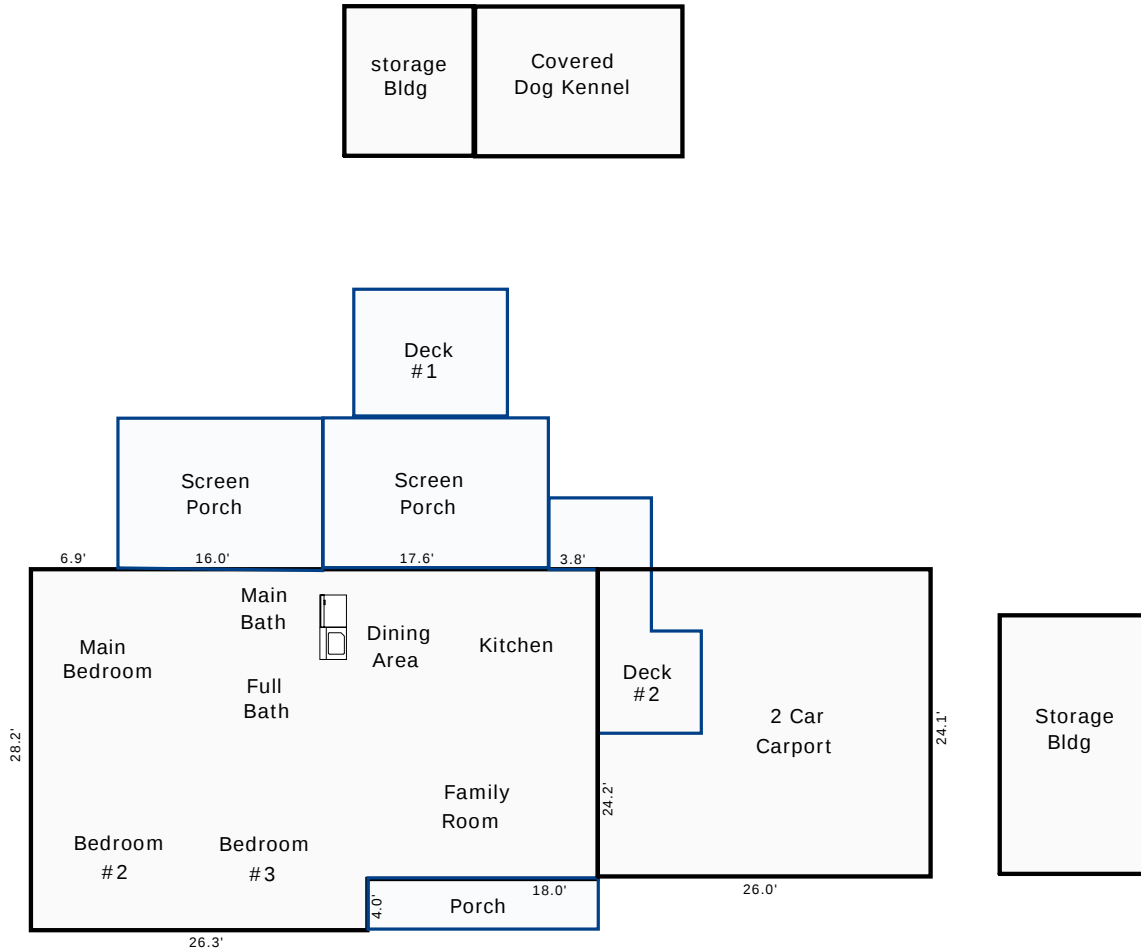
Zip **27525**

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	1177.26	1177.26
GBA1	Storage Bldg	118.17	
	Cvd Dog Kennel	189.54	307.71
GBA7	Storage Bldg	236.34	236.34
GAR	Carport	624.00	624.00
P/P	Front Porch	72.00	
	Screen Porch	188.80	
	Screen Porch	205.92	
	Deck	129.76	
	Deck	118.80	715.28
Net LIVABLE Area		(rounded)	1177
Net BUILDING Area		(rounded)	544

LIVING/BUILDING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
24.2	x	44.3	1072.06
4.0	x	26.3	105.20
Storage Bldg			
10.1	x	11.7	118.17
Cvd Dog Kennel			
16.2	x	11.7	189.54
Storage Bldg			
11.7	x	20.2	236.34
5 Items			(rounded)
			1721