

MEASUREMENT REPORT



LOCATED AT

470 FLAT ROCK CHURCH RD
LOUISBURG, NC 27549

FOR

GRAHAM BAKER
COLDWELL BANKER ADVANTAGE

AS OF

10/07/2025

BY

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

FILE NUMBER: 25100101

PROPERTY ADDRESS: 470 FLAT ROCK CHURCH RD

CITY: LOUISBURG COUNTY: FRANKLIN STATE: NC ZIP: 27549

CLIENT: GRAHAM BAKER c/o COLDWELL BANKER ADVANTAGE

TOTAL ABOVE GRADE: 11 ROOMS / 4 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 2445 HSF

FIRST FLOOR: 9 ROOMS / 2 BEDROOMS / 2 FULL BATHS / 0 HALF BATHS / 1934 HSF

FOYER: 5.0' X 3.5'
FAMILY ROOM: 15.1' X 14.0' (HAS A FIREPLACE) (HAS 2 WINDOW BOX AREAS)
DINING ROOM: 19.3' X 15.9' (HUGE OPEN CONCEPT)
KITCHEN: 11.1' X 11.1'
DINING AREA: 9.4' X 8.5'
MAIN BEDROOM: 15.3' X 11.9' (HAS A FIREPLACE) (HAS A WALK THRU CLOSET TO BONUS ROOM)
MAIN BATH
BONUS ROOM: 19.9' X 11.8'
BEDROOM #2: 9.9' X 8.9'
LAUNDRY ROOM: 12.5' X 7.2'
BEDROOM #3: 13.1' X 9.3'
FULL BATH

FRONT PORCH: 32.2' X 8.2'
REAR DECK: 13.6' X 13.5'
SIDE DECK: 19.2' X 8.0'
SIDE PORCH: 6.4' x 3.9'

SECOND FLOOR: 2 ROOMS / 2 BEDROOMS / 0 FULL BATHS / 0 HALF BATHS / 511 HSF

BEDROOM #3: 15.2' X 11.9'
BEDROOM#4: 15.2' X 13.3'

2 CAR DETACHED GARAGE: 22.2' (W) X 24.3'(D) PLUS 340 SF WALKUP FLOORED STORAGE)
STORAGE BUILDING: 4.1' (W) X 6.2' (D)

BARN: HORSE STALL AREA: 29.1' X 12.2'
OVERALL CVD AREA: 40.3' X 21.2'

SKETCH/AREA TABLE ADDENDUM

File No 25100101

SUBJECT

Property Address 470 FLAT ROCK CHURCH RD

City LOUISBURG

State NC

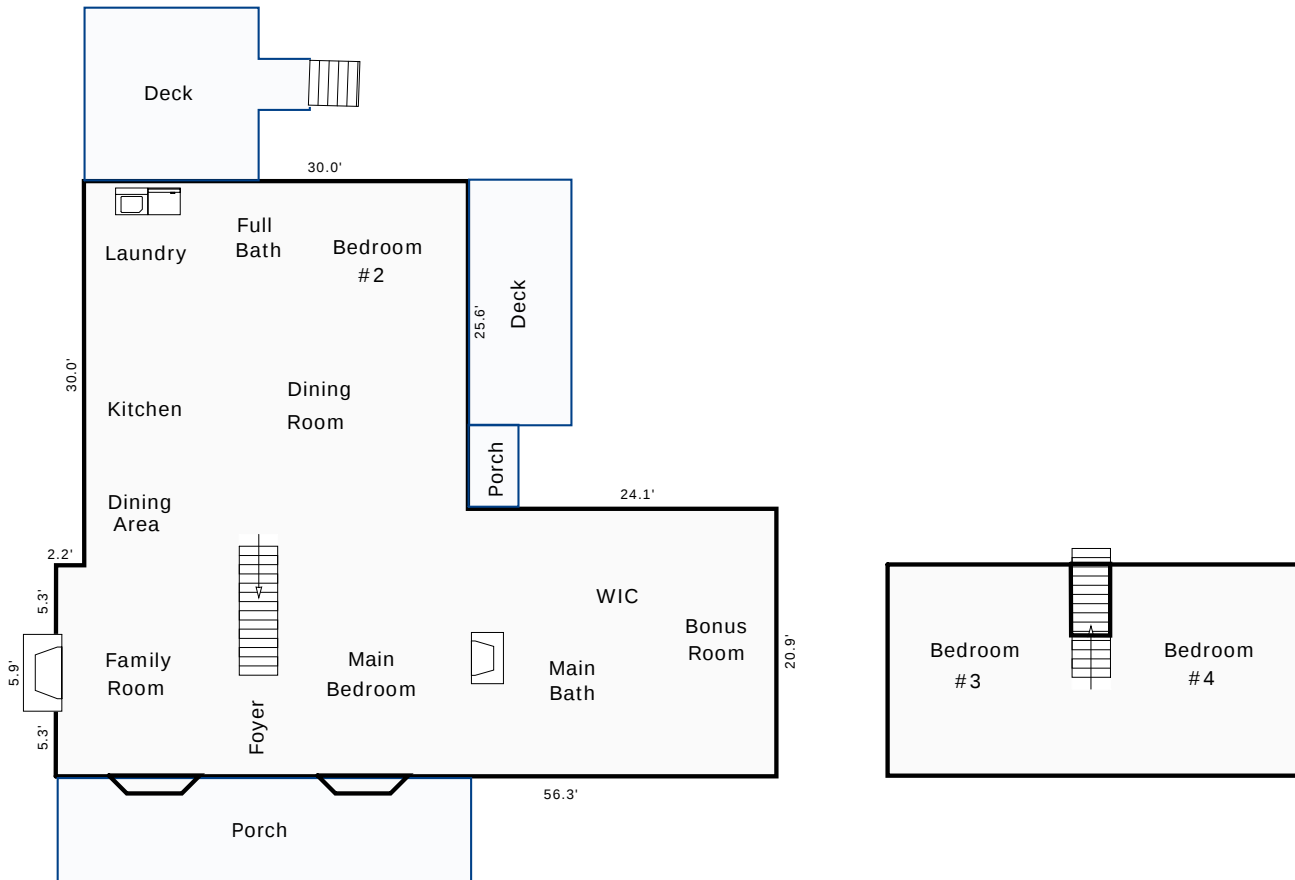
Zip 27549

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	1934.51	1934.51
GLA2	Second Floor	528.00	
	open stairs	-17.16	510.84
GBA1	Window Box	7.98	
	Window Box	7.98	15.96
P/P	Deck	199.60	
	Side Porch	24.96	
	Deck	153.60	
	Porch	264.86	643.02
Net LIVABLE Area (rounded)			2445
Net BUILDING Area (rounded)			16

LIVING/BUILDING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
0.5 x	16.5 x	0.0	0.16
	25.6 x	30.0	767.58
	4.4 x	54.1	238.96
	56.3 x	16.5	927.59
0.5 x	0.0 x	25.6	0.21
0.5 x	0.0 x	4.4	0.01
Second Floor			
	32.0 x	16.5	528.00
open stairs			
0.5 x	3.1 x	0.0	-0.03
0.5 x	0.0 x	5.6	-17.13
0.5 x	3.1 x	0.0	0.00
Window Box			
0.5 x	1.4 x	1.4	0.98
	4.3 x	1.4	6.02
0.5 x	1.4 x	1.4	0.98
0.5 x	1.4 x	1.4	0.98
	4.3 x	1.4	6.02
0.5 x	1.4 x	1.4	0.98
16 Items (rounded)			2461

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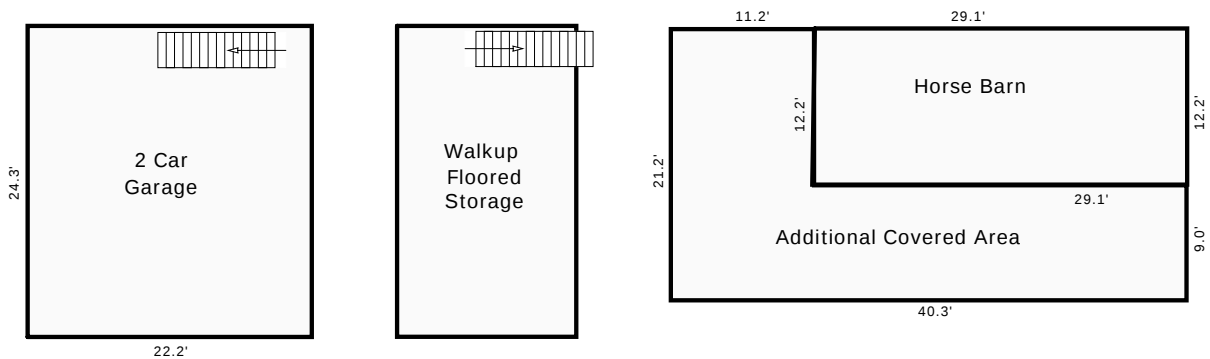
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IMPROVEMENTS SKETCH



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AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	horse barn	356.24	
	Covered Area	499.34	855.58
GBA2	Floored Storage	340.20	340.20
GAR	Garage	539.46	539.46
Net BUILDING Area		(rounded)	1196

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
horse barn			
0.5 x	0.2 x	12.2	1.22
	29.1 x	12.2	355.02
Covered Area			
	12.2 x	11.2	136.64
	40.3 x	9.0	362.70
Floored Storage			
	14.0 x	24.3	340.20
5 Items		(rounded)	1196