

RECTOR BLAKE L. & BARBARA H.												Parcel ID: 3061932516											
2253 GLADE VALLEY RD				NN: 07 - NOT AT HOME NB: 200 SPARTA AREA				CARD NO. 1 of 1 TWP: GAP CIVIL FIRE:SPARTA				DEED INFORMATION DEED DATE: 9/2016 DEED BOOK/PAGE: 00380/1125				Account: 2187 Reval Year: 2021 Tax Year: 2021 Appraised By RK on 03/05/2020 EX- LAST ACTION 20210415							
SPARTA, NC 28675				Property Location: 157 BLEDSOE CREEK RD 3.7400 AC																			
				MARKET VALUE								CORRELATION OF VALUE											
PROPERTY TYPE				USE				CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET					
Residential				R-RESIDENTIAL				AV	3-AVERAGE		D	1949		1949									
DWELLING DATA												PARCEL VALUATION SUMMARY											
CONDO STYLE				KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE 53,800								
				NO		10-COTTAGE	6-ALUM/VINYL	1.5	7	3			1	0	BILLABLE IMPROVEMENT VALUE 59300								
BMST				ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	TOTAL BILLABLE VALUE 113,100								
6-FULL				1-NONE	NO	2-BASIC	2-GAS	4-STEAM/HOT WTR	0.000		0.00	0.00		0.00	PERMIT								
BSMT GARAGE (# CARS)				WOODBURNING/METAL FIREPLACES			INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	SALES DATA								
				1/0			2-SAME		0.95000				532.00	1,654.00	OFF. RECORD DATE TYPE								
LOWER LEVEL				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		BOOK PAGE MO YR VALID V/I SALES PRICE									
BSMNT				ONE STY FRM		HALF STY FRM				532				00380 1125 9 2016 Q I 75,000									
				OPN MSNRY PRCH						240													
				ONE STY FRM						240													
				ONE STY FRM		ONE STY FRM				308													
NOTES																BUILDING VALUATION SUMMARY							
																Base Price 31250							
																Plumbing 0							
																Additions 27100							
																Unfin. Area 0							
																Basement 0							
																Attic 0							
																Heat / AC Adj. 0							
																FBLA 0							
																Rec Room 0							
																Fireplace 2330							
																Basement Garage 0							
																SUBTOTAL 129,212							
																Grade Factor(D) 0.78000							
																C & D Factor 0.00000							
																TOTAL RCN 129,212							
																% Good 0.48000							
																Market Adjustment Factor 0.95							
																Market Value Per Sq. Ft. 68.38							
																RCNLD 58,900							
																BUILDING ADJUSTMENTS							
																MarketAdjustment		MarketAdjst ment		MarketAdjst ment		0.95	
CODE	DESCRIPTION			COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE						
RS1R	SHED-FRAME			1.000	8	8	64	0.00	0.00	-	0.00	1949	0	0		0							
CI3R	CONC SLAB/PATIO			1.000	12	10	120	0.00	0.00		0.00	1992	0	0		0							
TOTAL OB/XF VALUE																							
BLDG DIMENSIONS																							
LAND INFORMATION																							
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY				LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES						
PRIMARY	01	0	0		1.0000	ROLLING/0				33,100.00	1.000	AC	0.000	33,100.00	33100								
OPEN LAND	08	0	0		1.0000	ROLLING/0				6,500.00	2.740	AC	0.000	7,558.39	20710								
TOTAL MARKET LAND DATA											3.74				53810								
TOTAL PRESENT USE DATA																							
3061932516 (1101431) Group:0																							
6/16/2021 3:20:57 AM.																							

