

DOWELL EDNA L.												Parcel ID: 4919840876																			
170 DIXIE LN												Account: 12403																			
NB: 300 BULLHEAD MTN AREA												Reval Year: 2021 Tax Year: 2021																			
GLADE VALLEY, NC 28627												Appraised By TAD on 11/07/2019																			
Property Location: 170 DIXIE LN												EX- LAST ACTION 20210121																			
21.4600 AC																															
CARD NO. 1 of 1												DEED INFORMATION																			
TWP: GLADE CREEK												DEED DATE: 7/1976																			
FIRE:GLADE CREE												DEED BOOK/PAGE: 00100/0117																			
												CORRELATION OF VALUE																			
PROPERTY TYPE		USE		CDU		PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO		MARKET															
Residential		R-RESIDENTIAL		GD		3-AVERAGE		D		1977		1977																			
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		128,800					
		NO				3-RANCH		6-ALUM/VINYL		1.0		6		3						1		1		BILLABLE IMPROVEMENT VALUE		69100					
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		197,900					
6-FULL		1-NONE		NO		2-BASIC		2-GAS		8-WALL/FLR		0.000				0.00		0.00				2.00									
BSMT GARAGE (# CARS)				WOODBURNING/METAL FIREPLACES				INT/EXT				MARKET ADJUSTMENT				COST & DESIGN				TRUE GFA		TRUE TLA									
				1/0				2-SAME				0.95000								1,152.00		1,152.00									
SKETCH INFORMATION												BUILDING VALUATION SUMMARY																			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price				38490															
BSMNT		ONE STY FRM						1152				Plumbing				800															
		FRM GARAGE FIN						384				Additions				5800															
		WD DECK						80				Unfin. Area				0															
		WD DECK						240				Basement				0															
NOTES												Attic				0															
												Heat / AC Adj.				0															
												FBLA				0															
												Rec Room				0															
												Fireplace				2330															
												Basement Garage				0															
												SUBTOTAL				100,976															
												Grade Factor(D)				0.78000															
												C & D Factor				0.00000															
												TOTAL RCN				100,976															
												% Good				0.72000															
												Market Adjustment Factor				0.95															
												Market Value Per Sq. Ft.				171.79															
												RCNLD				69,100															
												BUILDING ADJUSTMENTS																			
												MarketAdjustment		MarketAdjustment		MarketAdjustment		0.95													
CODE		DESCRIPTION		COUNT		LTH		WTH		SIZE		UNIT PRICE		ORIG % COND		BLDG #		---		AYB		EYB		DEP SCH		OVR		% COND		OB/XF DEPR. VALUE	
TOTAL OB/XF VALUE																															
BLDG DIMENSIONS		(Levels1-2)=N24E48S24W48Area:2304;=W16N24E16S24Area:384;=E10S8W10N8Area:80;=N10E24S10W24Area:240;TotalArea:3008																													
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		0.0000		1.0000		ROLLING/0		30,000.00		1.000		AC		0.000		30,000.00		30000							
FOREST LAND		09		0		0		0.0000		1.0000		ROLLING/0		7,000.00		20.460		AC		0.000		4,827.47		98770							
TOTAL MARKET LAND DATA												21.46								128770											
TOTAL PRESENT USE DATA																															
4919840876 (1053644) Group:0																	6/15/2021 5:37:35 PM.														

