BITLER PAUL ROBINSON & MARGARET HOLTHUS Parcel ID: 4927269408 Account: 3277 PO BOX 93 NN: 04 - INFO AT DOOR Reval Year: 2021 Tax Year: 2021 78 RIDGE RUN ROAD NB: 604 ROARING GAP CLUB CARD NO. 1 of 2 **DEED INFORMATION** #2 RITA HEIGHTS TWP: CHERRY LANE **DEED DATE: 2/2007** Appraised By TAD on 03/09/2021 **DEED BOOK/PAGE: 00303/0344** LAST ACTION 20210504 ROARING GAP, NC 28668 Property Location: 78 RIDGE RUN RD 1.8000 AC FIRE: CHERRY LAN MARKET VALUE CORRELATION OF VALUE GRADE PROPERTY TYPE CDU USE PHYSICAL CONDITION EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 1950 1950 Residential VG 2-G00D PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 708,200 KITCHEN HOUSE **FAMILY FULL** BILLABLE IMPROVEMENT VALUE 1070600 BED HALF CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE L,778,800 PERMIT 6-COLONIAL 5-OLD STYLE 6-ALUM/VINYL NO GRY 2.0 16 n CODE DATE NO. AMT. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC HEATING **TYPE** В 04/11/2019 766 REMODELED **FIXTURES FIXTURES** SYSTEM **AREA AREA AREA AREA** 11/18/2011 1486M 1-NONE 3-CENTRAL/AC 6-HEAT PMP 6-FULL NO 3-ELE 0.000 1564.00 1098.00 12.00 10/23/2007 5860 **BSMT GARAGE** WOODBURNING/METAL SALES DATA INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA TRUE TLA** (# CARS) **FIREPLACES** TYPE OFF. RECORD DATE 2-SAME 1/0 714.00 7,263.00 BOOK PAGE MO YR VALID V/I SALES PRICE SKETCH INFORMATION 00303 0344 2 2007 O I 775,000 **LOWER LEVEL** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE **BUILDING VALUATION SUMMARY** ONE STY FRM 714 RSMNT ONE STY FRM Base Price 42080 FRM UTILITY ONE STY FRM 489 Plumbina 480 MSNRY UTILITY OPN FRM PRCH 455 Additions 115400 Unfin. Area **BSMNT** 850 ONE STY FRM 1474 Basement ONE STY FRM Attic **BSMNT** 738 OPN FRM PRCH Heat / AC Adj. 160 OPN MSNRY PRCH 160 **FBLA** 2596 **BSMNT** ONE STY FRM 360 Rec Room 13730 NOTES Fireplace 2330 CHECK FALL OF 2021 FOR COMPLETION **Basement Garage** 1080 2021 INFORMAL - ADD LAND INFL SUBTOTAL 1,538,77 Grade Factor(A) 1.6200 C & D Factor 0.00000 TOTAL RCN 1,538,770 % Good 0.6600 Market Adjustment Factor 0.0 Market Value Per Sq. Ft. 244.9 RCNLD 1,015,600 **BUILDING ADJUSTMENTS OB/XF DEPR** CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE ORIG % COND** BLDG # AYB **EYB DEP SCH** OVR % COND VALUE TOTAL OB/XF VALUE BLDG DIMENSIONS (Levels1-3)=N34E21S34W21Area;2142;(Levels1-2)=E29S13W21S14W8N27Area;978;(Levels1-2)=SNE@41.99-SN13E35S13W35Area;910;(Levels1-2)=W10N8W12N22E35S22W13S8Area:1700;=SWN22E67SS22W67Area:1474;=S18W41N18E41Area:738;=E8S20W8N20Area:160;=N18W20S18E20Area:360;TotalArea:8462 LAND INFORMATION DEPTH / COND INFLUENCES AND LAND UNIT TOTAL LAND UNIT TOTAL **ADJUSTED UNIT HIGHEST AND** USE **OVERRIDE** FRONTAGE DEPTH **LAND VALUE** LAND NOTES **BEST USE** CODE SIZE **FACT TOPOGRAPHY PRICE** UNITS **TYPE ADJST** PRICE VALUE MOUNT. VIEW 10 0 0 1.0000 LEVEL/ROLLING 700,000.0 1.000 AC 0.000 700,000.00 700000 RESIDUAL 05 0 0 1.0000 10,000.00 0.80 AC 0.000 10,250.00 8200

1.8

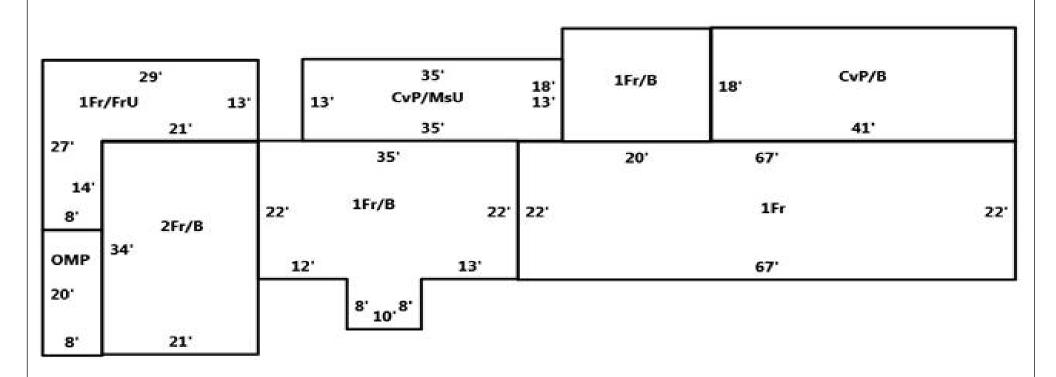
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TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA 4927269408 (1103667) Group:0

ID NO: CARD NO. 1 of 2



BITLER PAUL ROBINSON & MARGARET HOLTHUS Parcel ID: 4927269408 Account: 3277 NN: 04 - INFO AT DOOR PO BOX 93 Reval Year: 2021 Tax Year: 2021 78 RIDGE RUN ROAD NB: 604 ROARING GAP CLUB CARD NO. 2 of 2 **DEED INFORMATION** #2 RITA HEIGHTS TWP: CHERRY LANE **DEED DATE: 2/2007** Appraised By TAD on 03/09/2021 **DEED BOOK/PAGE:** 00303/0344 LAST ACTION 20210504 ROARING GAP, NC 28668 Property Location: 78 RIDGE RUN RD 1.8000 AC FIRE: CHERRY LAN MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION GRADE USE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 1920 1920 Residential GD 2-G00D PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 708,200 KITCHEN HOUSE **FAMILY** FULL HALF BILLABLE IMPROVEMENT VALUE 1070600 BED CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE L,778,800 PERMIT 6-ALUM/VINYL 6-COLONIAL 11-BUNGALOW 1.0 NO CODE DATE NO. AMT. BATH HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BMST** ATTIC HEATING **TYPE** В 04/11/2019 7665 REMODELED **AREA AREA FIXTURES FIXTURES** SYSTEM **AREA AREA** 11/18/2011 1486M 2-CRAWL 1-NONE 3-CENTRAL/AC 1-NONE 5-NONE 0.00 NO 0.000 0.00 0.00 10/23/2007 5860 WOODBURNING/METAL **BSMT GARAGE** SALES DATA INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** TYPE OFF. RECORD DATE 2-SAME 0/0 585.00 650.00 BOOK | PAGE | MO | YR | VALID | V/I | SALES PRICE SKETCH INFORMATION 0344 2 2007 O I 775,000 **LOWER LEVEL** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE **BUILDING VALUATION SUMMARY** ONE STY FRM 585 Base Price 25380 ONE STY FRM **BSMNT** 65 Plumbina WD DECK 160 Additions 3100 Unfin. Area NOTES CHECK FALL OF 2021 FOR COMPLETION Basement -3170 2021 INFORMAL - ADD LAND INFL Attic Heat / AC Adj. 960 FBLA Rec Room Fireplace **Basement Garage** SUBTOTAL 119,52 Grade Factor(C) 1.00000 C & D Factor 0.00000 TOTAL RCN 119,529 % Good 0.46000 Market Adjustment Factor 0.0 Market Value Per Sq. Ft. 2736.62 RCNLD 55,000 **BUILDING ADJUSTMENTS OB/XF DEPR** CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE ORIG % COND** BLDG # AYB **EYB DEP SCH** OVR % COND VALUE TOTAL OB/XF VALUE BLDG DIMENSIONS =E43S13W30S2W13N15Area:585:=N5E13S5W13Area:65:=N10E16S10W16Area:160:TotalArea:810 LAND INFORMATION **HIGHEST AND** USE DEPTH / COND **INFLUENCES AND LAND UNIT TOTAL LAND** UNIT TOTAL ADJUSTED UNIT **OVERRIDE** FRONTAGE DEPTH **LAND VALUE** LAND NOTES CODE **TOPOGRAPHY** PRICE **TYPE** VALUE **BEST USE** SIZE **FACT** UNITS **ADJST PRICE** TOTAL MARKET LAND DATA

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TOTAL PRESENT USE DATA 4927269408 (1103667) Group:0

