VANNOY RICKY LEE & Parcel ID: 3061594445 BLEVINS NANCY ROYAL Account: 78461 718 PHIPPS RD NN: 01 - ENTRY GAINED Reval Year: 2021 Tax Year: 2021 NB: 200 SPARTA AREA CARD NO. 1 of 2 **DEED INFORMATION** TWP: GAP CIVIL **DEED DATE: 5/2017** Appraised By AG on 03/17/2020 **DEED BOOK/PAGE:** 00385/0961 LAST ACTION 20210604 SPARTA, NC 28675 Property Location: 3248 US HWY 21 N 1.8800 AC FIRE:SPARTA MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE GRADE AYB USE EYB CREDENCE TO MARKET 353-OFF BLD L/R Commercial 1996 0 PARCEL VALUATION SUMMARY # UNITS | # IDENTICAL UNITS # EFFICIENCY APTS | # 1-BEDROOM APTS | # 2-BEDROOM APTS | # 3-BEDROM APTS | COVERED PARKING | UNCOVERED PARKING | BILLABLE LAND VALUE 41,300 121300 BILLABLE IMPROVEMENT VALUE TOTAL BILLABLE VALUE 162,600 **COST APPROACH DETAIL** PERMIT LEVELS USE CND FNC AREA PERIM WH EXT WALL CNST TYPE FNSH PTNS HEAT TYPE AC TYPE PLUMBING SF \$ RCN %GD RCNLD CODE DATE NO. 01-01 320 320 9 2-FRAME 1-Wood Joist 100 2-N 0-NONE 0-NONE 0-NONE 73423 40380 2-Fr 3-Nm SALES DATA Total #Error #Error **BUILDING FEATURES** OFF. RECORD DATE **TYPE** LINE # FLOOR LINE CODE DESCRIPTION MEASUREMENTS BOOK PAGE MO YR VALID V/I SALES PRICE 1 - 450.00 CANOPY - ROOF/SLAB 20 00385 0961 5 2017 O I 70.000 NOTES **BUILDING VALUATION SUMMARY** Jade Insulation LLC Total Unadjusted RCN #Erro Total Unadjusted RCNLD #Erro Local Modifier Grade Factor(D) 0.78000 Total Unadjusted RCNLD 31,500 Market Adjustment Factor 1.00000 Market Value Per Sq. Ft. 508.1 RCNLD 31,500 **BUILDING ADJUSTMENTS SKETCH INFORMATION** TYPE AREA 01* 320 CP6* 80 OB/XF DEPR. **UNIT PRICE** ORIG % COND CODE DESCRIPTION COUNT LTH WTH SIZE BLDG # AYB **EYB DEP SCH** OVR % COND VALUE RS1C UTILITY FRAME 1.000 12 24 288 0.00 0.00 0.00 1988 0 0 AP3C Pole Barn, Metal 1 open 1.000 36 32 1,152 0.00 0.00 0.00 1988 0 0 0 LT3 LIGHT - POLE MOUNTED 2.000 0 Ω 2 0.00 0.00 0.00 2014 n n 0 FN1 FENCE CHAIN 1.000 .800 1,800 0.00 0.00 0.00 2014 TOTAL OB/XF VALUE **BLDG DIMENSIONS** =N16E20S16W20Area:320;=E20S4W20N4Area:80;TotalArea:400 LAND INFORMATION **HIGHEST AND** USE DEPTH COND **INFLUENCES AND** LAND UNIT **TOTAL LAND** UNIT TOTAL ADJUSTED UNIT **OVERRIDE** LAND VALUE FRONTAGE DEPTH LAND NOTES **BEST USE** CODE SIZE **FACT TOPOGRAPHY PRICE** UNITS **TYPE ADJST** PRICE VALUE COM PRIMARY 15 0 0 1.0000 ROLLING/0 33,100.00 1.880 AC 0.000 21,957.45 41280

1.88

41280

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TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA 3061594445 (1104362) Group:0

| VANNOY BLEVINS NA 718 PHIPPS SPARTA, NC | RD | | NN: 01 - ENTRY GAINED NB: 200 SPARTA AREA CARD NO. 2 of 2 TWP: GAP CIVIL Property Location: 3248 US HWY 21 N 1.8800 AC FIRE:SPARTA | | | | | | | | | | | | | | NFORM ATE: 5/ | | 85/0961 | Parcel ID: 3061594445 Account: 78461 Reval Year: 2021 Tax Year: 2021 Appraised By AG on 03/17/2020 EX- LAST ACTION 20210604 | | | | | |
|--------------------------------------------------|---------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|----------|-------------------------------|---------------------------|--------------------|---------|----------|---------------|----------|---------------------------------------------------------|-----------------------------|-----------------------|------------------|--------------------|------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|---------|-----------------------|--|
| | ROPERTY TYPE | | MARKET VALUE | | | | | | | | | | | | | | | | | | | CORRELATION OF VALUE CREDENCE TO MAR | | | |
| PI | | USE GRADE 399-PREFAB WRHSE D | | | | | | | | | | | | | | EYB AYB 0 1988 | | | | CREDENCE TO | | | | | |
| Commercial # UNITS # IDENTICAL UNITS | | | | | _ | " 4 DE | EDROOM APTS # 2-BEDROOM APT | | | | | | | | /EDED | | | | | | PARCEL VALUATION SUMMA | | | | |
| # UNITS | # UNITS # IDENTICAL UNITS | | | # EFFICIENCY APTS | | | DROOM AI | 715 # | IS # 2-BEDROOM API | | | # 3-BEDROM AP | | S COV | COVERED PARKIN | | UNCOVERED PA | | AKKING | G BILLABLE LAND VALUE BILLABLE IMPROVEMENT VALUE | | | | 41,300 121300 | |
| COST APPROACH DETAIL | | | | | | | | | | | | | | | TOTAL BILLABLE VALUE 162,60 | | | | | | | | | | |
| LEVELS | USE | CND | ENC | ADEA | PERIM | WHIE | | | | | | IEAT TYPE | IAC TVD | Вини | RING | SE & | RCN | %GDI | RCNLD | TIOTAL DI | LLADLL VA | PERMIT | | 102,000 | |
| LLVLLS | USL | CND | INC | ARLA | FLKIM | | | CNST | IIFE | NSII | FINSII | 3- | JAC IIF | PLOME | 21140 | 31 ¥ | KCI | 70GD | KCINED | CODE | DA | | NO. | | |
| 01-01 | *_* | 2-Fr | 3-Nm | 2400 | 2400 | 16 | 7-METAL- | 2-Fire | Resist | 0 | 2-N (| CENTRAL/A | 0-NONE | 2-NOR | RMAL | 43.31 | 259871 | ıl l | 103950 | | | SALES DATA | | | |
| | | | | | | | LIGHT | | | | | c ´ | | | | | | | | OFF. RE | CORD DA | TE | TYPE | | |
| Total | | | | | | | | | | | | | | | | | #Erro | r | #Erro | r | | | | | |
| | | | | | | | | BUILDI | NG FEAT | EATURES | | | | | | | | | | | | | V/1 | SALES PRICE 70,000 | |
| LINE # | E # FLOOR LINE CODE | | | | | | DESCR: | | | 'S # | | | | 00385 0961 5 2017 0 I 70,000 BUILDING VALUATION SUMMARY | | | | | | | | | | | |
| 1 | 1 - 2750.00 | | | | UTILI | TY BUILD | ING - META | ۱L | | | | | 34 | | | | | 8 | | Total Upa | diusted RC | | | #Error | |
| 3 | | | OD3 | | OVER | HEAD DO | EAD DOOR - MOTOR OPR. WD/MT | | | | | 14 | | | | | | 14 | 2 | Total Unadjusted RCNLD | | | | #Error | |
| 2 1 - 400.00 | | | CP6 CANOPY - ROOF/SLAB | | | | | | | 12 | | | | | | 6 | | | | Local Modifier | | | | # E1101 | |
| | NOTES | | | | | | | | | | | | | | | | | | Grade Fa | ctor(D) | | | 0.78000 | | |
| Jade Insul | Jade Insulation LLC | | | | | | | | | | | | | | | | | | djusted RC | | | 81,100 | | | |
| | | | | | | | | | | | | | | | | | djustment F | | | 1.00000 | | | | | |
| | | | | | | | | | | | | | | | | | | | | Market Value Per Sq. Ft. | | | 67.75 | | |
| | | | | | | | | | | | | | | | | 81,100 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING ADJUSTMENTS | | | | | |
| | | | | | | | | | | | | | | | | | | SKETCH INFORMATION | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | TYPE | | ARE | | |
| | | | | | | | | | | | | 01* | | | | | | | | | | | | | |
| | | | | | | | | | | | | | RS2* 272 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | CP6* | | | | 72 | | | | | | | |
| CODE | DESCRIPTION | ON | c | DUNT | LTH | w | тн | SIZE | U | NIT PI | RICE | ORIG % | COND | BLDG | # | | AYB | E | ув С | EP SCH | OVR | % COND | 1 | OB/XF DEPR. VALUE | |
| TOTAL OB/ | XF VALUE | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| BLDG DIME | ENSIONS = N | 40E60S | 40W60 | Area:24 | 00;=S8V | V34N8E34 | 1Area:272; | =E12S6 | W12N6Ar | rea:72 | ;TotalAı | rea:2744 | | | | | | | | | | | | | |
| LAND INFO | RMATION | | | | | | | | | | | | | | | | | | | | | | | | |
| HIGHEST BEST U | | RONTAG | | | EPTH / SIZE | COND | | INFLUENCES AND TOPOGRAPHY | | | | | | O UNIT | TOTAL LAND UNITS | | UNIT | TOTAL | | STED UNIT | LAND VA | UE OVERF | | LAND NOTES | |
| | RKET LAND DATA | | | | | | | | | | | | | | | | | | | | | | \neg | | |
| | OTAL PRESENT USE DATA | | | | | | | | | | | | | | | t - t | + | | 1 | $\neg t$ | o | | | | |
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| 306159444 | l5 (1104362) Grou | ւp:0 | | | | | | | | | | | | | | | | | | | | 6/1 | 6/2021 | 9:28:53 AM. | |

