WOOTEN ALDENE Parcel ID: 4919982568 Account: 12034 4037 FORBUSH RD Reval Year: 2021 Tax Year: 2021 NB: 300 BULLHEAD MTN AREA CARD NO. 1 of 1 **DEED INFORMATION** TWP: GLADE CREEK **DEED DATE: 1/1994** Appraised By TAD on 11/07/2019 **DEED BOOK/PAGE:** 00172/0327 LAST ACTION 20210525 EAST BEND, NC 27018 Property Location: 5721 MOUNTAIN VIEW RD 77,7900 AC FIRE: GLADE CREE MARKET VALUE **CORRELATION OF VALUE** PROPERTY TYPE CDU USE PHYSICAL CONDITION GRADE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 3-AVERAGE 1962 1962 Residential GD C-PARCEL VALUATION SUMMARY **DWELLING DATA** LAND VALUE 357,900 KITCHEN HOUSE **FAMILY FULL** DEFERRED LAND VALUE 40,400 BED HALF CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** BILLABLE LAND VALUE 317,500 BILLABLE IMPROVEMENT VALUE 6-ALUM/VINYL 76500 NO 10-COTTAGE 1.0 TOTAL APPRAISED VALUE 434,400 BATH HEATING UNFINISHED UNHEATED BSMT LIVING **BSMT REC** ADD'L TOTAL TOTAL BILLABLE VALUE 394,000 **BMST** ATTIC HEATING TYPE **FIXTURES** REMODELED **AREA AREA FIXTURES** SYSTEM **AREA AREA** PERMIT 4-STEAM/HOT CODE DATE NO. 2-CRAWL 1-NONE NO 2-BASIC 4-OIL 0.000 0.00 0.00 0.00 WTR **BSMT GARAGE** WOODBURNING/METAL INT/EXT **MARKET ADJUSTMENT COST & DESIGN** TRUE GFA **TRUE TLA** OFF. RECORD DATE **TYPE** (# CARS) **FIREPLACES**
 BOOK
 PAGE
 MO
 YR
 VALID
 V/I

 00172
 0327
 1
 1994
 Q
 V
2-SAME 1,044.00 1,044.00 V/I SALES PRICE 1/0 **SKETCH INFORMATION BUILDING VALUATION SUMMARY** FIRST FLOOR LOWER LEVEL SECOND FLOOR THIRD FLOOR AREA VALUE Base Price 35990 ONE STY FRM 1044 Plumbing OPN FRM PRCH 232 Additions 6000 CRPRT 696 Unfin. Area NOTES Basement -4590 GATED Attic Heat / AC Adj. FBLA Rec Room Fireplace 2330

															62,900 STMENTS	
CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #		АҮВ	ЕҮВ	DEP SCH	OVR	M COND	OB/XF DEPR. VALUE	
OP1	OPN PRCH FRM	1.000	24	8	192	0.00	0.00	_	0.00	2002	0	0		0		
RS1R	SHED-FRAME	1.000	14	10	140	0.00	0.00		0.00	1998	0	0		0	1	
AP6	POLE BRN-FRM 4 OPEN	1.000	74	60	4,440	0.00	0.00		0.00	2000	0	0		0	1	
RS1R	SHED-FRAME	1.000	8	20	160	0.00	0.00		0.00	1960	0	0		0	1	
AL1	LEAN TO	1.000	8	20	160	0.00	0.00		0.00	1960	0	0		0	1	
AL1	LEAN TO	1.000	8	20	160	0.00	0.00		0.00	1960	0	0		0		

Basement Garage SUBTOTAL

Grade Factor(C-)

Market Adjustment Factor

Market Value Per Sq. Ft.

C & D Factor TOTAL RCN

% Good

99,786

99,786

377.3

6/15/2021 5:17:36 PM

0.00

0.92000

BLDG DIMENSIONS = N36E29S36W29Area: 1044; = E29S8W29N8Area: 232; = N24E29S24W29Area: 696; TotalArea: 1972

TOTAL OB/XF VALUE

4919982568 (1104084) Group:0

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT		I	NFLUENCES 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		
PRIMARY	01	0	0	0.0000	1.1500		ROLLING/0/WATER		30,000.00	1.000	AC	0.000	34,500.00	34500			
OPEN LAND	08	0	0	0.0000	1.0000		ROLLING/0			7,000.00	15.000	AC	0.000	5,583.33	83750		
FOREST LAND	09	0	0	0.0000	1.0000		ROLLING/0		7,000.00	60.790	AC	0.000	3,449.09	209670			
TOTAL MARKET LAND DATA									77.79				357920				
CU-PRIMARY	21		0	0	0.0000	5	1.0000			30,000.00	1.000	AC	0.000	30,000.00	30000		
CU-PRIMARY	21		0	0	0.0000	5	1.1500			30,000.00	1.000	AC	0.000	34,500.00	34500		
AGR USE	41		0	0	0.0000	5	1.0000			835.00	10.000	AC	0.000	835.00	8350		
CU-OPEN	28		0	0	0.0000	5	1.0000			7,000.00	5.000	AC	0.000	7,000.00	35000	·	·
CU-FOREST	29		0	0	0.0000	0	1.0000			7,000.00	60.790	AC	0.000	3,449.09	209670		
TOTAL PRESENT USE DATA										77.79				317,520			

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12034	ID NO:
	CARD NO. 1 of 1

