SOUTHERN SAMANTHA M. & Parcel ID: 3080799137 WARDEN BRANDON JAMES Account: 78678 75 RIVER POINTE LN Reval Year: 2021 Tax Year: 2021 NB: 203 LITTLE RIVER OVERLOOK CARD NO. 1 of 1 **DEED INFORMATION** #30-34 SEMION WHITLE TWP: GAP CIVIL **DEED DATE: 4/2018** Appraised By on 12/03/2019 **DEED BOOK/PAGE:** 00391/1286 LAST ACTION 20201116 SPARTA, NC 28675 Property Location: 75 RIVER POINTE LN 4.5100 AC FIRE:SPARTA MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION GRADE USE EYB AYB CREDENCE TO MARKET R-RESIDENTIAL 2001 2001 Residential AV 2-G00D PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 50,600 KITCHEN HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE 132800 BED CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** 183,400 REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE PERMIT 18-MODULAR 6-ALUM/VINYL TAN 1.5 6 3 Ω CODE DATE NO. AMT. BATH HEATING UNFINISHED UNHEATED BSMT LIVING **BSMT REC** ADD'L TOTAL **BMST** ATTIC HEATING TYPE В 05/12/2020 7842 8000 REMODELED **AREA AREA FIXTURES FIXTURES** SYSTEM **AREA AREA** 11/07/2001 105000 6-FULL 1-NONE 3-CENTRAL/AC 3-ELE 6-HEAT PMP 0.000 0.00 6.00 SALES DATA **BSMT GARAGE** WOODBURNING/METAL OFF. RECORD DATE **TYPE** INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA** TRUE TLA (# CARS) **FIREPLACES** BOOK PAGE MO YR VALID V/I SALES PRICE 2-SAME 0/0 1,260.00 1,890.00 1286 4 2018 Q 185,000 SKETCH INFORMATION 0552 11 2000 0 5.000 **LOWER LEVEL** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE **BUILDING VALUATION SUMMARY** HALF STY FRM **BSMNT** ONE STY FRM 1260 Base Price 53030 WD DECK 20 Plumbing 2400 SCRN PRCH 160 Additions 2400 WD DECK 75 Unfin. Area NOTES Basement Attic 201 Heat / AC Adi. FBLA Rec Room Fireplace Basement Garage SUBTOTAL 155,58 Grade Factor(C) 1.0000 C & D Factor 0.00000 TOTAL RCN 155,584 % Good 0.85000 Market Adjustment Factor 0.00 Market Value Per Sq. Ft. 97.04 RCNLD 132,200 **BUILDING ADJUSTMENTS** OB/XF DEPR CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE ORIG % COND** BLDG # AYB **EYB DEP SCH** OVR % COND VALUE SHED-FRAME RS1R 1.000 10 10 100 0.00 0.00 0.00 1988 0 TOTAL OB/XF VALUE BLDG DIMENSIONS (Levels1-2.5)=N30E42S30W42Area;3150;=N5E4S5W4Area;20;=E20N8W20S8NArea;160;=N15E5S15W5Area;75;TotalArea;3405 LAND INFORMATION **HIGHEST AND** COND INFLUENCES AND LAND UNIT TOTAL LAND USE DEPTH / UNIT TOTAL **ADJUSTED UNIT OVERRIDE** LAND NOTES FRONTAGE DEPTH LAND VALUE **BEST USE TOPOGRAPHY** VALUE CODE SIZE FACT PRICE UNITS **TYPE ADJST** PRICE WATER INFL 07 0.0000 1.0000 LEVEL/ROLLING 27,500.00 AC 0.000 27,500.00 27500 n n 1.00 23080 FOREST LAND 0 0.0000 1.0000 LEVEL/ROLLING 7,500.00 3.510 AC 0.000 6,575.50

4.5

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TOTAL MARKET LAND DATA

**TOTAL PRESENT USE DATA** 

3080799137 (990520) Group:0

