

MCCARN CHRISTOPHER C. &
WILLIAMS AMANDA M.
196 CARSON BLVD

NB: 800 TOWN OF SPARTA
#64-66 CARSON, AS

SPARTA, NC 28675

Property Location: 196 CARSON BLVD

0.4200 AC

CARD NO. 1 of 1
TWP: GAP CIVIL
FIRE:SPARTA
CITY:SPARTA

DEED INFORMATION
DEED DATE: 12/2008
DEED BOOK/PAGE: 00324/0843

Parcel ID: 3071400580
Account: 8101
Reval Year: 2021 Tax Year: 2021
Appraised By TAD on 10/23/2020

EX- LAST ACTION 20201202

MARKET VALUE												CORRELATION OF VALUE				
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET				
Residential		R-RESIDENTIAL		AV	4-FAIR		D	1944		1944		PARCEL VALUATION SUMMARY				
DWELLING DATA												BILLABLE LAND VALUE 24,200				
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE 47600				
1-RAISED RANCH	NO		11-BUNGALOW	6-ALUM/VINYL	1.0	4	2	0	0	1	0	TOTAL BILLABLE VALUE 71,800				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT				
4-1/2	1-NONE	NO	2-BASIC	4-OIL	10-MONITOR	0.000		0.00	0.00	0	0.00	CODE	DATE	NO.	AMT.	
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	E	12/13/2018	5291	0	
		0/0		2-SAME						846.00	930.00	SALES DATA				
												OFF. RECORD	DATE		TYPE	
												BOOK	PAGE	MO	YR	
												00324	0843	12	2008	
												VALID	V/I	SALES PRICE		
												00324	0741	12	2008	
												Q	I	45,000		
												Q	I	29,000		
SKETCH INFORMATION												BUILDING VALUATION SUMMARY				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price 31410				
BSMNT		ONE STY FRM						846				Plumbing 0				
		ONE STY FRM						84				Additions 4600				
		WD DECK						310				Unfin. Area 0				
		WD DECK						76				Basement -2860				
NOTES												Attic 0				
												Heat / AC Adj. 0				
												FBLA 0				
												Rec Room 0				
												Fireplace 0				
												Basement Garage 0				
												SUBTOTAL 67,228				
												Grade Factor(D) 0.78000				
												C & D Factor 0.00000				
												TOTAL RCN 67,228				
												% Good 0.45000				
												Market Adjustment Factor 0.00				
												Market Value Per Sq. Ft. 77.20				
												RCNLD 30,300				
												BUILDING ADJUSTMENTS				
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
RS1R	SHED-FRAME		1.000	8	8	64	0.00	0.00	-	0.00	2000	0	0		0	
RS6	SHOP		1.000	21	24	504	0.00	0.00		0.00	2020	0	0		0	
TOTAL OB/XF VALUE																
BLDG DIMENSIONS =N24E30S31W18N7W12Area:846;=N7W12S7E12Area:84;=E10N31W10S31Area:310;=W4S19E4N19Area:76;TotalArea:1316																
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		1.0000	LEVEL/ROLLING			30,000.00	0.420	AC	0.000	57,619.05	24200		
TOTAL MARKET LAND DATA										0.42				24200		
TOTAL PRESENT USE DATA																
3071400580 (992653) Group:0																
6/16/2021 2:58:50 AM.																

