

MCCANN LARRY JR

415 SAVANNA LN

NN: 07 - NOT AT HOME  
NB: 901

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

DEED INFORMATION  
DEED DATE: 12/2019

Parcel ID: 3070584040

Account: 79616  
Reval Year: 2021 Tax Year: 2021

Appraised By CH on 10/25/2019

GLADE VALLEY, NC 28627

Property Location: 359 W WHITEHEAD ST

0.6600 AC

DEED BOOK/PAGE: 00404/1252

EX- LAST ACTION 20210106

CORRELATION OF VALUE																																	
PROPERTY TYPE		USE					MARKET VALUE		GRADE		EYB		AYB		CREDENCE TO MARKET																		
Commercial		332-AUTO SERVICE					D+		0		2006																						
# UNITS	# IDENTICAL UNITS	# EFFICIENCY APTS	# 1-BEDROOM APTS		# 2-BEDROOM APTS		# 3-BEDROM APTS		COVERED PARKING		UNCOVERED PARKING		PARCEL VALUATION SUMMARY																				
												BILLABLE LAND VALUE 29,100																					
												BILLABLE IMPROVEMENT VALUE 28500																					
												TOTAL BILLABLE VALUE 57,600																					
COST APPROACH DETAIL																																	
LEVELS	USE	CND	FNC	AREA	PERIM	WH	EXT WALL	CNST TYPE	FNSH	PTNS	HEAT TYPE	AC TYPE	PLUMBING	SF \$	RCN	%GD	RCNLD																
01-01	*.*	2-Fr	3-Nm	780	112	12	3-CONC. BLOCK	1-Wood Joist	100	2-N	5-HEAT PMP	1-CENTRAL	2-NORMAL	39.86	50138		31090																
Total															#Error		#Error																
BUILDING FEATURES																																	
LINE #		FLOOR LINE		CODE		DESCRIPTION					MEASUREMENTS					#																	
NOTES																																	
																	OFF. RECORD		DATE				TYPE										
																	BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE										
																	00404	1252	12	2019	E	V			0								
																	00392	0379	5	2018	F	V	15,000										
																	00353	1369	10	2012	E	V	0										
																	BUILDING VALUATION SUMMARY																
																	Total Unadjusted RCN										#Error						
																	Total Unadjusted RCNLD										#Error						
																	Local Modifier																
																	Grade Factor(D+)										0.85000						
																	Total Unadjusted RCNLD										26,400						
																	Market Adjustment Factor										1.00000						
																	Market Value Per Sq. Ft.										73.85						
																	RCNLD										26,400						
																	BUILDING ADJUSTMENTS																
																	SKETCH INFORMATION																
TYPE					AREA																												
01*					780																												
CP6*					130																												
CODE	DESCRIPTION			COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE																
PC1	PAVING CONCRETE			1.000	30	20	600	0.00	0.00	-	0.00	2006	0	0		0																	
LT3	LIGHT - POLE MOUNTED			1.000	0	0	1	0.00	0.00		0.00	2006	0	0		0																	
TOTAL OB/XF VALUE																																	
BLDG DIMENSIONS		=N30E26S30W26Area:780;=N5E26S5W26Area:130;TotalArea:910																															
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																
COM PRIMARY	15	0	0		0.5000	LEVEL/ROLLING/SHAPE/SIZE/TOPOGRAPHY				70,000.00	0.660	AC	0.000	44,015.15	29050																		
TOTAL MARKET LAND DATA											0.66				29050																		
TOTAL PRESENT USE DATA																																	
3070584040 (1012720) Group:0																																	
6/16/2021 2:55:09 AM.																																	

6/16/2021 2:55:09 AM.

