

ANDERS JEFFREY C. & WILMA T.

118 FORTNER DR

NB: 500 GLADE CREEK AREA
10.77

SPARTA, NC 28675

Property Location: 78 FORTNER DR

10.7700 AC

CARD NO. 1 of 1
TWP: GLADE CREEK
FIRE: SPARTA**DEED INFORMATION**
DEED DATE: 8/2015
DEED BOOK/PAGE: 00373/1448**Parcel ID: 4002190248**

Account: 2758

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 11/20/2019

EX- LAST ACTION 20210608

MARKET VALUE												CORRELATION OF VALUE						
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET						
Residential		R-RESIDENTIAL		AV	2-GOOD		C+	2015		2015		PARCEL VALUATION SUMMARY						
DWELLING DATA												BILLABLE LAND VALUE						
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE						
	NO	TAN	4-CAPE	1-FRAME	1.0	6	2		1	2	0	TOTAL BILLABLE VALUE						
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT						
6-FULL	1-NONE	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		0.00	0.00		3.00	CODE	DATE	NO.	AMT.			
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	SALES DATA						
		0/0		2-SAME						1,290.00	1,290.00	OFF. RECORD	DATE	TYPE				
SKETCH INFORMATION												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	AREA		VALUE		BUILDING VALUATION SUMMARY										
BSMNT	ONE STY FRM			1290				Base Price										
	FRM GARAGE FIN			672				Plumbing										
	VAULT CEIL			540				Additions										
	OPN MSNRY PRCH			212				Unfin. Area										
	OPN FRM PRCH			240				Basement										
	WD DECK			120				Attic										
	CNC PATIO			42				Heat / AC Adj.										
NOTES												FBLA		1580				
118 FORTNER DR - GARAGE SPLIT FROM 4002190684												Rec Room		0				
												Fireplace		0				
												Basement Garage		0				
												SUBTOTAL		162,752				
												Grade Factor(C+)		1.08000				
												C & D Factor		0.00000				
												TOTAL RCN		162,752				
												% Good		0.96000				
												Market Adjustment Factor		0.00				
												Market Value Per Sq. Ft.		248.60				
												RCNLD		156,200				
												BUILDING ADJUSTMENTS						
CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE			
CI3R	CONC SLAB/PATIO	1.000	58	20	1,160	0.00	0.00	—	0.00	2016	0	0		0				
RG1	GARAGE FRM/CV	1.000	40	36	1,440	0.00	0.00	—	0.00	2004	0	0		0				
RG1	GARAGE FRM/CV	1.000	26	14	364	0.00	0.00	—	0.00	2004	0	0		0				
RC1R	CARPORT	1.000	16	14	224	0.00	0.00	—	0.00	2004	0	0		0				
RC1R	CARPORT	1.000	40	28	1,120	0.00	0.00	—	0.00	2010	0	0		0				
TOTAL OB/XF VALUE																		
BLDG DIMENSIONS =N30E43S30W43Area:1290;=N28E24S28W24Area:672;=N30E18S30W18Area:540;=N6E30S6W11S4W8N4W11Area:212;=N12E20S12W20Area:240;=N12E10S12W10Area:120;=N6E7S6W7Area:42;TotalArea:3116																		
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	ROLLING		25,400.00	1.000	AC	0.000	25,400.00	25400					
SECONDARY	02	0	0		1.0000	ROLLING		11,000.00	1.000	AC	0.000	11,000.00	11000					
OPEN LAND	08	0	0		0.2500	ROLLING/EASEMENTS		5,000.00	2.000	AC	0.000	2,850.00	5700					
FOREST LAND	09	0	0		1.0000	ROLLING		5,000.00	6.770	AC	0.000	5,763.66	39020					
TOTAL MARKET LAND DATA									10.77				81120					
TOTAL PRESENT USE DATA																		
4002190248 (1104724) Group:0																		
6/15/2021 5:18:12 PM																		

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