

GOAD JOHN GLENN & SHARON ELAINE

135 VESTAL RD

NB: 304 BLUE RIDGE PKWY/VESTAL MANOR

SPARTA, NC 28675

Property Location: 135 VESTAL RD

1.6100 AC

CARD NO. 1 of 1  
TWP: CHERRY LANE  
FIRE:CHERRY LAN

DEED INFORMATION  
DEED DATE: 7/2013  
DEED BOOK/PAGE: 00359/1513

Parcel ID: 3998915315

Account: 5978

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 10/03/2019  
EX- LAST ACTION 20201013

MARKET VALUE												CORRELATION OF VALUE											
PROPERTY TYPE		USE			CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET										
Residential		R-RESIDENTIAL			AV	3-AVERAGE		D	1960		1960		PARCEL VALUATION SUMMARY										
DWELLING DATA												BILLABLE LAND VALUE				35,300							
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				32500							
	NO	BRN	10-COTTAGE	1-FRAME	1.0	4	1			1	0	TOTAL BILLABLE VALUE				67,800							
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT											
2-CRAWL	1-NONE	NO	2-BASIC	2-GAS	8-WALL/FLR	0.000		0.00	0.00		0.00	CODE	DATE	NO.									
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	SALES DATA											
		1/0		2-SAME						400.00	400.00	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		00359	1513	7	2013	E	I		0		
	ONE STY FRM									400				BUILDING VALUATION SUMMARY									
	OPN FRM PRCH									96				Base Price							21100		
	FRM UTILITY									90				Plumbing							0		
	WD DECK									64				Additions							1600		
NOTES																						Unfin. Area	0
																						Basement	-2680
																						Attic	0
																						Heat / AC Adj.	0
																						FBLA	0
																						Rec Room	0
																						Fireplace	2330
																						Basement Garage	0
																						SUBTOTAL	52,125
																						Grade Factor(D)	0.78000
																						C & D Factor	0.00000
																						TOTAL RCN	52,125
																						% Good	0.55000
																						Market Adjustment Factor	0.00
																						Market Value Per Sq. Ft.	169.50
										RCNLD	28,700												
												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	20	8	160	0.00	0.00	—	0.00	1996	0	0		0							
RS1R	SHED-FRAME			1.000	10	12	120	0.00	0.00	—	0.00	2013	0	0		0							
OP1	OPN PRCH FRM			1.000	4	12	48	0.00	0.00	—	0.00	2013	0	0		0							
TOTAL OB/XF VALUE																							
BLDG DIMENSIONS																							
=N20E20S20W20Area:400;=E12S8W12N8Area:96;=E15S6W15N6Area:90;=N8E8S8W8Area:64;TotalArea:650																							
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/0				20,000.00	1.610	AC	0.000	21,937.89	35320								
TOTAL MARKET LAND DATA											1.61				35320								
TOTAL PRESENT USE DATA																							
3998915315 (751247) Group:0																							
6/16/2021 2:16:18 AM.																							

