HAMMACK SANDY O. Parcel ID: 4918329956 Account: 6307 1571 MOUNTAIN VIEW RD Reval Year: 2021 Tax Year: 2021 NB: 300 BULLHEAD MTN AREA CARD NO. 1 of 1 **DEED INFORMATION** TWP: CHERRY LANE **DEED DATE: 10/2013** Appraised By TAD on 11/16/2020 **DEED BOOK/PAGE: 00362/0277** GLADE VALLEY, NC 28627 Property Location: 1437 MOUNTAIN VIEW RD 24.7000 AC FIRE: CHERRY LAN LAST ACTION 20210611 MARKET VALUE CORRELATION OF VALUE CDU PROPERTY TYPE USE PHYSICAL CONDITION GRADE **EYB** AYB CREDENCE TO MARKET R-RESIDENTIAL 1990 Residential ΑV 4-FAIR D 1990 PARCEL VALUATION SUMMARY **DWELLING DATA** AND VALUE 174,700 130,200 **KITCHEN** HOUSE **FAMILY FULL** DEFERRED LAND VALUE BED HALF CONDO STYLE STYLE WALLS STORY HT. # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** BILLABLE LAND VALUE 44,500 BILLABLE IMPROVEMENT VALUE 121600 NO BRN 10-COTTAGE 1-FRAME 1.0 TOTAL APPRAISED VALUE 296,300 HEATING UNFINISHED UNHEATED BSMT LIVING BSMT REC ADD'L TOTAL **BATH** OTAL BILLABLE VALUE 166,100 **BMST** ATTIC HEATING **TYPE** REMODELED FIXTURES **FIXTURES** SYSTEM **AREA AREA AREA AREA** PERMIT 1-NONE 1-NONE 5-NONE 6-FULL 1-NONE 0.000 0.00 0.00 3.00 CODE DATE AMT. **BSMT GARAGE** WOODBURNING/METAL 01/12/201 INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA TRUE TLA** (# CARS) **FIREPLACES** 07/24/2012 293MF SALES DATA 1/0 2-SAME 0.95000 768.00 1,848.00 SKETCH INFORMATION OFF. RECORD DATE **TYPE** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA **LOWER LEVEL** VALUE BOOK | PAGE | MO | YR | VALID | V/I | SALES PRICE HALF STY FRM 768 **BSMN1** ONE STY FRM 00362 0277 10 2013 Е **BSMNT** ONE STY FRM 696 0548 11 2005 OPN FRM PRCH 256 **BUILDING VALUATION SUMMARY** WD DECK 96 Base Price 2961 NOTES Plumbing 120 1571 MOUNTAIN VIEW RD - RO1 Additions 2600 Unfin. Area ADDITION STILL IN PROGRESS Basement Attic Heat / AC Adj. -1430 FBLA Rec Room 233 Fireplace Basement Garage 850 SUBTOTAL 124,698 Grade Factor(D) 0.7800 C & D Factor 0.0000 TOTAL RCN 124,69 % Good 0.76000 Market Adjustment Factor 0.95 Market Value Per Sq. Ft. 89.8 RCNLD 90,00 **BUILDING ADJUSTMENTS** MarketAdjust MarketAdjus MarketAdjustment 0.95 ment **OB/XF DEPR ORIG % COND** CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE** BLDG # AYB **EYB DEP SCH** OVR % COND VALUE RG5R GARAGE-1/2S 1.000 30 24 720 0.00 0.00 2008 n n O AL1 LEAN TO 2.000 30 12 360 0.00 0.00 0.00 2008 0 0 0 RC2 CANOPY 1.000 38 12 456 0.00 0.00 0.00 2008 0 0 0 RS1R SHED-FRAME 1.000 14 16 224 0.00 0.00 0.00 2008 0 0 0 RO1 OLD DWELLING 1.000 800 800 0.00 0.00 0.00 1980 0 TOTAL OB/XF VALUE BLDG DIMENSIONS =N24E32S24W32Area;768;=E16N8E4N22W4N8W16S38Area;696;=S8W32N8E32Area;256;=W4N24E4S24Area;96;TotalArea;1816 LAND INFORMATION **HIGHEST AND** USE DEPTH / COND **INFLUENCES AND** LAND UNIT TOTAL LAND UNIT TOTAL **ADJUSTED UNIT OVERRIDE** FRONTAGE DEPTH LAND VALUE LAND NOTES **BEST USE** CODE SIZE **FACT TOPOGRAPHY PRICE** UNITS **TYPE ADJST PRICE** VALUE PRIMARY 01 0 0 1.0000 0/0 30,000.0 1.00 AC 0.000 30,000.00 3000 OPEN LAND 08 0 0 1.0000 0/0 7,000.00 15.000 AC 0.000 5,583.33 83750 FOREST LAND 0 1.0000 09 n 0/0 7,000.00 8.70 AC 0.000 7,000.00 60900

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30,000.00

835.00

229.00

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

21

41

42

0

0

0

0

0

0

1.0000

1.0000

1.0000

5

5

CU-PRIMARY

FOREST USE

AGR USE

24.

1.000

15.00

8.700

24.7

AC

AC

AC

0.000

0.000

0.000

30,000.00

835.3

228.74

17465

30000

1253

1990 44,520

