

MILES D. WAYNE JR. & JANET P.

Parcel ID: 4000196517

PO BOX 299

Account: 8300

NB: 500 GLADE CREEK AREA

Reval Year: 2021 Tax Year: 2021

#3 MILES-WORKMAN

Appraised By TAD on 03/08/2019

ROARING GAP, NC 28668

Property Location: MILES-WORKMAN #3

44.0000 AC

FIRE:GLADE CREE

DEED INFORMATION

DEED DATE: 12/2016

DEED BOOK/PAGE: 00382/1400

EX- LAST ACTION 20210614

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE			
R												CREDENCE TO MARKET			
DWELLING DATA												PARCEL VALUATION SUMMARY			
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	LAND VALUE		295,500	
												DEFERRED LAND VALUE		276,900	
												BILLABLE LAND VALUE		18,600	
												BILLABLE IMPROVEMENT VALUE		0	
												TOTAL APPRAISED VALUE		295,500	
												TOTAL BILLABLE VALUE		18,600	
PERMIT															
CODE		DATE		NO.											
SALES DATA															
OFF. RECORD	DATE		TYPE												
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE									
00382	1400	12	2016	E	V	178,500									
00328	1411	6	2009	E	V	0									
BUILDING VALUATION SUMMARY															
Base Price															
Plumbing															
Additions															
Unfin. Area															
Basement															
Attic															
Heat / AC Adj.															
FBLA															
Rec Room															
Fireplace															
Basement Garage															
SUBTOTAL															
Grade Factor()															
C & D Factor															
TOTAL RCN															
% Good															
Market Adjustment Factor															
Market Value Per Sq. Ft.															
RCNLD															
BUILDING ADJUSTMENTS															

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
TOTAL OB/XF VALUE																
BLDG DIMENSIONS																
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
WATERFRONT	06	0	0		1.0000	ROLLING/0			45,000.00	4.000	AC	0.000	20,625.00	82500		
OPEN LAND	08	0	0		1.0000	ROLLING/0			5,000.00	14.000	AC	0.000	5,185.71	72600		
FOREST LAND	09	0	0		1.0000				5,000.00	26.000	AC	0.000	5,400.00	140400		
TOTAL MARKET LAND DATA									44				295500			
FOREST USE	42		0	0		5	1.0000		229.00	4.000	AC	0.000	230.00	920		
AGR USE	41		0	0		5	1.0000		835.00	14.000	AC	0.000	835.00	11690		
FOREST USE	42		0	0		5	1.0000		229.00	26.000	AC	0.000	228.85	5950		
TOTAL PRESENT USE DATA									44				18,560			
4000196517 (1105825) Group:0																
6/15/2021 5:17:16 PM.																

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8300

ID NO:

CARD NO. 1 of 1