HIGGINS MARY B. (1/2 UND. INT) Parcel ID: 3071225922 RECTOR BLAKE & BARBARA H. (1/2 Account: 6644 UND. INT PO BOX 433 NN: 07 - NOT AT HOME Reval Year: 2021 Tax Year: 2021 NB: 901 CARD NO. 1 of 2 **DEED INFORMATION** #7, HIGGINS, J.A. TWP: GAP CIVIL **DEED DATE: 12/2002** Appraised By AG on 11/18/2019 FIRE:SPARTA SPARTA, NC 28675 0.5300 AC CITY:SPARTA **DEED BOOK/PAGE:** 00252/1293 LAST ACTION 20200923 Property Location: 1026 N MAIN ST MARKET VALUE **CORRELATION OF VALUE** PROPERTY TYPE USE GRADE EYB AYB CREDENCE TO MARKET 396-MINI-WAREHOUSE 1989 Commercial PARCEL VALUATION SUMMARY # UNITS | # IDENTICAL UNITS # EFFICIENCY APTS | # 1-BEDROOM APTS | # 2-BEDROOM APTS | # 3-BEDROM APTS | COVERED PARKING | UNCOVERED PARKING | BILLABLE LAND VALUE 63,500 BILLABLE IMPROVEMENT VALUE 81700 TOTAL BILLABLE VALUE 145,200 COST APPROACH DETAIL PERMIT LEVELS USE CND FNC AREA PERIM WH EXT WALL CNST TYPE FNSH PTNS HEAT TYPE AC TYPE PLUMBING SF \$ RCN %GD RCNLD CODE DATE NO. 7-METAL-01-01 *_* 3-Nm 3-Nm 2525 252 9 4-Light Steel 100 0-NONE 0-NONE 0-NONE 13.39 67639 3382 SALES DATA LIGHT Total #Error #Error OFF. RECORD DATE TYPE **BUILDING FEATURES** BOOK PAGE MO YR VALID V/I SALES PRICE LINE # FLOOR LINE CODE DESCRIPTION **MEASUREMENTS** # 1293 12 2002 Q V 150,000 0.00 Units **BUILDING VALUATION SUMMARY** NOTES Total Unadjusted RCN #Erro Total Unadjusted RCNLD #Erro Local Modifier Grade Factor(C) 1.00000 Total Unadjusted RCNLD 33,80 Market Adjustment Factor 1.00000 Market Value Per Sq. Ft. 57.50 RCNLD 33,800 **BUILDING ADJUSTMENTS** SKETCH INFORMATION TYPE AREA OB/XF DEPR DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE** ORIG % COND **DEP SCH** % COND CODE BLDG # AYB **EYB** OVR VALUE RS1C UTILITY FRAME 1.000 16 10 160 0.00 0.00 0.00 2004 0 0 CP6 CANOPY ROOF/SLAB 1.000 16 6 96 0.00 0.00 0.00 2004 0 0 0 LIGHT - POLE MOUNTED LT3 1.000 0.00 0.00 0.00 1989 0 TOTAL OB/XF VALUE **BLDG DIMENSIONS** =N25E101S25W101Area:2525;TotalArea:2525 LAND INFORMATION **HIGHEST AND** USE DEPTH COND **INFLUENCES AND** LAND UNIT **TOTAL LAND** UNIT TOTAL ADJUSTED UNIT **OVERRIDE** LAND VALUE FRONTAGE DEPTH LAND NOTES **BEST USE** CODE SIZE **FACT TOPOGRAPHY PRICE** UNITS **TYPE ADJST PRICE** VALUE COM PRIMARY 15 0 0 1.0000 LEVEL/ROLLING 2.75 23087.000 SF 0.000 2.75 63490 **TOTAL MARKET LAND DATA** 63490 TOTAL PRESENT USE DATA

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