

MCCANN PEGGY D.																Parcel ID: 3989451034							
1056 MAHOGANY ROCK RD										NN: 07 - NOT AT HOME NB: 300 BULLHEAD MTN AREA						Account: 8100 Reval Year: 2021 Tax Year: 2021							
SPARTA, NC 28675										Elderly						CARD NO. 1 of 1 TWP: WHITEHEAD FIRE: SPARTA				DEED INFORMATION DEED DATE: 4/1999 DEED BOOK/PAGE: 00215/0389			
Property Location: 54 VICTOR LN										4.0800 AC						Appraised By TAD on 10/01/2019 EX- LAST ACTION 20210122							
MARKET VALUE												CORRELATION OF VALUE											
PROPERTY TYPE		USE		CDU		PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO		MARKET							
Residential		R-RESIDENTIAL		GD		3-AVERAGE		D		1945		1945											
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		BILLABLE LAND VALUE 51,600									
		NO	WHT	10-COTTAGE	6-ALUM/VINYL	1.0	6	3		1	1	0		BILLABLE IMPROVEMENT VALUE 42100									
BMST		ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES		TOTAL BILLABLE VALUE 93,700									
2-CRAWL		3-PT FIN	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		0.00	0.00		0.00		PERMIT									
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA		CODE DATE NO. AMT.									
		0/0		2-SAME		0.95000				576.00		1,056.00		08/10/2012 6749 30000									
SKETCH INFORMATION												SALES DATA											
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD DATE TYPE											
		ONE STY FRM		FIN ATTIC				576				BOOK PAGE MO YR VALID V/I SALES PRICE											
		ONE STY FRM						192				00215 0389 4 1999 Q V 0											
		ENC FRM PRCH						60															
		OPN MSNRY PRCH						120															
NOTES												BUILDING VALUATION SUMMARY											
												Base Price 25170											
												Plumbing 0											
												Additions 8500											
												Unfin. Area 0											
												Basement -3150											
												Attic 3680											
												Heat / AC Adj. 950											
												FBLa 0											
												Rec Room 0											
												Fireplace 0											
												Basement Garage 0											
												SUBTOTAL 74,848											
												Grade Factor(D) 0.78000											
												C & D Factor 0.00000											
												TOTAL RCN 74,848											
												% Good 0.59000											
												Market Adjustment Factor 0.95											
												Market Value Per Sq. Ft. 88.73											
												RCNLD 42,000											
												BUILDING ADJUSTMENTS											
												MarketAdjustment		MarketAdjst ment		MarketAdjst ment		0.95					
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	10	10	100	0.00	0.00		0.00	1980	0	0		0							
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							
PRIMARY	01	0	0		1.0000	ROLLING/0			30,000.00	1.000	AC	0.000	30,000.00	30000									
OPEN LAND	08	0	0		1.0000	ROLLING/0			7,000.00	3.080	AC	0.000	7,000.00	21560									
TOTAL MARKET LAND DATA										4.08				51560									
TOTAL PRESENT USE DATA																							
3989451034 (1053740) Group:0																							
6/16/2021 2:58:42 AM.																							

