

KEY ANGELA
265 REBEL WAY

LAUREL SPGS, NC 28644

NB: 211 GRANDRIDGE
5 GRANDVIEW ACRES
Property Location: 88 GRANDRIDGE RD

0.4000 AC

CARD NO. 1 of 1
TWP: GAP CIVIL
FIRE:SPARTA

DEED INFORMATION
DEED DATE: 1/2017
DEED BOOK/PAGE: 00383/0412

Parcel ID: 3070531769

Account: 12568
Reval Year: 2021 Tax Year: 2021

Appraised By on 11/04/2019
EX- LAST ACTION 20200709

MARKET VALUE												CORRELATION OF VALUE					
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET					
Residential		R-RESIDENTIAL		AV	2-GOOD		D	1975		1975							
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 11,000					
	NO		3-RANCH	6-ALUM/VINYL	1.0	5	3		1	1	0	BILLABLE IMPROVEMENT VALUE 43400					
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 54,400					
1-NONE/SLAB	1-NONE	NO	2-BASIC	2-GAS	3-FORCED AIR	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.					
		0/0		2-SAME						960.00	960.00	SALES DATA					
SKETCH INFORMATION												OFF. RECORD DATE TYPE					
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		BOOK PAGE MO YR VALID V/I SALES PRICE					
		ONE STY FRM						960				00383 0412 1 2017 E 1 0					
		CRPRT						216									
		FRM UTILITY						72									
		TRRCE PATIO						24									
		CNPY						360									
NOTES																	
												BUILDING VALUATION SUMMARY					
												Base Price 34050					
												Plumbing 0					
												Additions 3400					
												Unfin. Area 0					
												Basement -4710					
												Attic 0					
												Heat / AC Adj. 0					
												FBLA 0					
												Rec Room 0					
												Fireplace 0					
												Basement Garage 0					
												SUBTOTAL 66,397					
												Grade Factor(D) 0.78000					
												C & D Factor 0.00000					
												TOTAL RCN 66,397					
												% Good 0.63000					
												Market Adjustment Factor 0.00					
												Market Value Per Sq. Ft. 56.67					
												RCNLD 41,800					
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	12	10	120	0.00	0.00	-	0.00	2000	0	0		0		
RS1R	SHED-FRAME		1.000	8	10	80	0.00	0.00	-	0.00	2000	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	LEVEL/ROLLING			20,000.00	0.400	AC	0.000	27,500.00	11000			
TOTAL MARKET LAND DATA										0.4				11000			
TOTAL PRESENT USE DATA																	
3070531769 (713292) Group:0																	
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