

MCCLAMROCK JAMES RONALD												Parcel ID: 3080696201				
600 E LEXINGTON RD												Account: 8108				
NB: 203 LITTLE RIVER OVERLOOK												Reval Year: 2021 Tax Year: 2021				
SCOTTSMAN RIVERVIEW												Appraised By on 12/12/2019				
MOCKSVILLE, NC 27028												EX- LAST ACTION 20210414				
Property Location: 579 HIDDEN VALLEY RD 5.1300 AC																
CARD NO. 1 of 1												DEED INFORMATION				
TWP: GAP CIVIL												DEED DATE: 11/2006				
FIRE:SPARTA												DEED BOOK/PAGE: 00299/1481				
												CORRELATION OF VALUE				
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET		
Residential		R-RESIDENTIAL		AV	3-AVERAGE		C	1995		1995						
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 131,100				
		TAN	11-BUNGALOW	6-ALUM/VINYL	1.0	3	1		1	1	0	BILLABLE IMPROVEMENT VALUE 44700				
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 175,800				
4-1/2	1-NONE		1-NONE	1-NONE	5-NONE	0.000		0.00	0.00		0.00					
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	PERMIT				
		0/0		2-SAME						210.00	210.00	CODE DATE NO.				
SKETCH INFORMATION												SALES DATA				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD DATE TYPE				
BSMNT		ONE STY FRM						210				BOOK PAGE MO YR VALID V/I SALES PRICE				
		OPN FRM PRCH						126				00299 1481 11 2006 Q V 57,500				
		FRM OVRHNG						42				BUILDING VALUATION SUMMARY				
		FRM OVRHNG						42				Base Price 13150				
		OPN FRM PRCH						280				Plumbing 0				
		WD DECK						280				Additions 4500				
NOTES												Unfin. Area 0				
												Basement -1190				
												Attic 0				
												Heat / AC Adj. -630				
												FBLA 0				
												Rec Room 0				
												Fireplace 0				
												Basement Garage 0				
												SUBTOTAL 41,158				
												Grade Factor(C) 1.00000				
												C & D Factor 0.00000				
												TOTAL RCN 41,158				
												% Good 0.81000				
												Market Adjustment Factor 0.00				
												Market Value Per Sq. Ft. 837.14				
												RCNLD 33,300				
												BUILDING ADJUSTMENTS				
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
CI3R	CONC SLAB/PATIO		1.000	16	8	128	0.00	0.00	-	0.00	1999	0	0		0	
WD1	WOOD DECK		1.000	16	10	160	0.00	0.00	-	0.00	2002	0	0		0	
MHH	MH HOOKUP		2.000	0	0	1	0.00	0.00	-	0.00	2002	0	0		0	
TOTAL OB/XF VALUE																
BLDG DIMENSIONS (Levels1-2)=N10E21S10W21Area:420;=N6E21S6W21Area:126;=N2E21S2W21Area:42;=N2E21S2W21Area:42;=N4W4S12E33N8W29Area:280;=N35E8S35W8Area:280;TotalArea:1190																
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			100,000.00	2.000	AC	0.000	55,000.00	110000		
OPEN LAND	08	0	0		1.0000	ROLLING/0			7,500.00	3.130	AC	0.000	6,725.24	21050		
TOTAL MARKET LAND DATA										5.13				131050		
TOTAL PRESENT USE DATA																
3080696201 (1101253) Group:0																
6/16/2021 2:54:46 AM.																

