

EDWARDS RENEE WYATT

1959 MAHOGANY ROCK RD

NN: 07 - NOT AT HOME
NB: 300 BULLHEAD MTN AREA

SPARTA, NC 28675

Property Location: 1959 MAHOGANY ROCK RD

0.4900 AC

CARD NO. 1 of 1
TWP: WHITEHEAD
FIRE:SPARTA

DEED INFORMATION
DEED DATE: 11/2012
DEED BOOK/PAGE: 12-E-112/0000

Parcel ID: 3989721204

Account: 5275
Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 08/16/2019
EX- LAST ACTION 20210416

MARKET VALUE												CORRELATION OF VALUE						
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET						
Residential		R-RESIDENTIAL		PR	5-POOR		E	1966		1966		PARCEL VALUATION SUMMARY						
DWELLING DATA												BILLABLE LAND VALUE				25,400		
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				5500		
	NO		16-OTHER	1-FRAME	1.0	5	3			1	0	TOTAL BILLABLE VALUE				30,900		
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT						
2-CRAWL	1-NONE	NO	2-BASIC	4-OIL		0.000					0.00	CODE	DATE	NO.				
BSMT GARAGE (# CARS)												SALES DATA						
WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA		OFF. RECORD	DATE		TYPE			
1/0		2-SAME		0.80000				540.00		1,344.00		BOOK	PAGE	MO	YR	VALID		
												12-E-112	0000	11	2012	Q	V	0
SKETCH INFORMATION												BUILDING VALUATION SUMMARY						
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price						24340	
	ONE STY FRM								540		Plumbing						0	
	ONE STY FRM								504		Additions						27000	
	ONE STY FRM								300		Unfin. Area						0	
	CRPRT								240		Basement						-3050	
NOTES												Attic				0		
												Heat / AC Adj.				0		
												FBLA				0		
												Rec Room				0		
												Fireplace				2330		
												Basement Garage				0		
												SUBTOTAL				0		
												Grade Factor(E)				0.50000		
												C & D Factor				0.00000		
												TOTAL RCN				0		
												% Good				0.31000		
												Market Adjustment Factor				0.80		
												Market Value Per Sq. Ft.				22.99		
RCNLD				0														
												BUILDING ADJUSTMENTS						
												MarketAdjustment	MarketAdjustment	MarketAdjustment	0.80			

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	15	8	120	0.00	0.00	—	0.00	1966	0	0		0	
RS1R	SHED-FRAME	1.000	20	16	320	0.00	0.00	—	0.00	1966	0	0		0	
RS1R	SHED-FRAME	1.000	12	12	144	0.00	0.00	—	0.00	1966	0	0		0	
RG1	GARAGE FRM/CV	1.000	15	15	225	0.00	0.00	—	0.00	1966	0	0		0	
RM1	MH SINGLE WD	1.000	45	12	540	0.00	0.00	1	0.00	1966	0	0		0	
SM3	MH CANOPY/CRPT	1.000	20	12	240	0.00	0.00	1	0.00	1966	0	0		0	
SM6	MH ATTCHD 1 STY	1.000	25	12	300	0.00	0.00	1	0.00	1966	0	0		0	
SM6	MH ATTCHD 1 STY	1.000	1	504	504	0.00	0.00	1	0.00	1966	0	0		0	
TOTAL OB/XF VALUE															

BLDG DIMENSIONS

=N12E45S12W45Area:540;=W45N8E13N2E42S8W10S2Area:504;=E25S12W25N12Area:300;=E20S12W20N12Area:240;TotalArea:1584

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	0.0000	1.0000	ROLLING/0	30,000.00	0.490	AC	0.000	51,857.14	25410		

TOTAL MARKET LAND DATA

0.49

TOTAL PRESENT USE DATA

3989721204 (1101533) Group:0

6/15/2021 5:38:57 PM.

