

BLEVINS DONNIE STACY												Parcel ID: 3989366146							
938 MAHOGANY ROCK RD				NN: 04 - INFO AT DOOR NB: 300 BULLHEAD MTN AREA #3-4 CLEARY PROPERTY Property Location: 882 MAHOGANY ROCK RD				CARD NO. 1 of 1 TWP: WHITEHEAD FIRE:SPARTA				Account: 3330 Reval Year: 2021 Tax Year: 2021							
SPARTA, NC 28675				0.3400 AC				DEED INFORMATION DEED DATE: 6/2008 DEED BOOK/PAGE: 00319/0487				Appraised By TAD on 08/16/2019 EX- LAST ACTION 20210611							
												CORRELATION OF VALUE							
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET							
Residential		R-RESIDENTIAL		AV	4-FAIR		D	1990		1990									
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 24,100							
	NO		16-OTHER	6-ALUM/VINYL	1.0	6	3			2	0	BILLABLE IMPROVEMENT VALUE 32800							
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 56,900							
2-CRAWL	1-NONE	NO	2-BASIC	4-OIL	10-MONITOR	0.000				1	4.00								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA								
		0/0		2-SAME		0.95000				1,404.00	1,404.00								
SKETCH INFORMATION												BUILDING VALUATION SUMMARY							
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price 44320								
	ONE STY FRM						1404				Plumbing 1600								
	WD DECK						32				Additions 1100								
	WD DECK						144				Unfin. Area 0								
	WD DECK						32				Basement -5650								
NOTES												Attic 0							
												Heat / AC Adj. 0							
												FBLA 0							
												Rec Room 0							
												Fireplace 0							
												Basement Garage 0							
												SUBTOTAL 0							
												Grade Factor(D) 0.78000							
												C & D Factor 0.00000							
												TOTAL RCN 0							
												% Good 0.76000							
												Market Adjustment Factor 0.95							
												Market Value Per Sq. Ft. 40.53							
												RCNLD 0							
												BUILDING ADJUSTMENTS							
												MarketAdjustment		MarketAdjustment		MarketAdjustment		0.95	
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE			
RM2	MH DOUBLE WD		1.000	52	27	1,404	0.00	0.00	1	0.00	1995	0	0		0				
SM5	MH WOOD DECK		1.000	12	12	144	0.00	0.00	1	0.00	1990	0	0		0				
SM5	MH WOOD DECK		1.000	8	4	32	0.00	0.00	1	0.00	1990	0	0		0				
SM5	MH WOOD DECK		1.000	8	4	32	0.00	0.00	1	0.00	1990	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	0.340	AC	0.000	70,764.71	24060					
TOTAL MARKET LAND DATA										0.34				24060					
TOTAL PRESENT USE DATA																			
3989366146 (1105233) Group:0																			
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