

BILLINGS WILLIAM ROBERT & BILLINGS KIMBERLY DAWN 1134 IRWIN VALLEY RD												Parcel ID: 3040845896 Account: 78182 Reval Year: 2021 Tax Year: 2021											
NB: 400 LAUREL SPRINGS AREA												CARD NO. 1 of 1 TWP: PRATHERS CREEK FIRE:SPARTA				DEED INFORMATION DEED DATE: 1/2018 DEED BOOK/PAGE: 00390/0548				Appraised By RK on 12/15/2020 EX- LAST ACTION 20210409			
SPARTA, NC 28675												Property Location: 1147 IRWIN VALLEY RD 14.1700 AC											
PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION		GRADE	EYB	AYB		CORRELATION OF VALUE										
Residential		R-RESIDENTIAL		AV	2-GOOD		B		2020		2020		CREDENCE TO MARKET										
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 92,300 BILLABLE IMPROVEMENT VALUE 171600 TOTAL BILLABLE VALUE 263,900											
			18-MODULAR	1-FRAME	1.0	9	0	1	1	0	0												
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT											
												CODE	DATE	NO.	AMT.								
												B	02/05/2021	7975	30000								
2-CRAWL	2-UNFIN		3-CENTRAL/AC	3-ELE	6-HEAT PMP					1	4.00	B	06/16/2020	7854	175000								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	SALES DATA											
		0/0		2-SAME						1,680.00	1,680.00	OFF. RECORD	DATE		TYPE								
SKETCH INFORMATION												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE					
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		00390 0548 1 2018 B V 76,500												
	ONE STY FRM		UNFIN ATTIC				1680				BUILDING VALUATION SUMMARY												
	WD DECK						16				Base Price 50700												
	WD DECK						16				Plumbing 1600												
NOTES												Additions 200											
												Unfin. Area 0											
												Basement -6520											
												Attic 4160											
												Heat / AC Adj. 1920											
												FBLA 0											
												Rec Room 0											
												Fireplace 0											
												Basement Garage 0											
												SUBTOTAL 170,549											
												Grade Factor(B) 1.26000											
												C & D Factor 0.00000											
												TOTAL RCN 170,549											
												% Good 1.00000											
												Market Adjustment Factor 0.00											
												Market Value Per Sq. Ft. 157.08											
												RCNLD 170,500											
												BUILDING ADJUSTMENTS											
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE							
RS2R	SHED-METAL		1.000	20	10	200	0.00	0.00		0.00	2018	0	0		0								
TOTAL OB/XF VALUE																							
BLDG DIMENSIONS												=N28E60S28W60Area:1680;=N4E4S4W4Area:16;=S4E4N4W4Area:16;TotalArea:1712											
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			29,000.00	1.000	AC	0.000	29,000.00	29000										
FOREST LAND	09	0	0		1.0000			5,000.00	13.170	AC	0.000	4,807.14	63310										
TOTAL MARKET LAND DATA												14.17					92310						
TOTAL PRESENT USE DATA																							
3040845896 (1100843) Group:0												6/15/2021 5:26:52 PM.											

