

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

NB: 100 NEW RIVER AREA  
#15 MOUNTAIN VIEW  
Property Location: MOUNTAIN VIEW #15

0.4900 AC

CARD NO. 1 of 1  
TWP: PRATHERS CREEK  
FIRE:SPARTA

DEED INFORMATION  
DEED DATE: 8/2010  
DEED BOOK/PAGE: 00338/0921

Parcel ID: 3051459666  
Account: 7604  
Reval Year: 2021 Tax Year: 2021  
Appraised By TAD on 10/31/2019  
EX- LAST ACTION 20201102

| PROPERTY TYPE               |                   | USE         |       | CDU          | MARKET VALUE |                           | PHYSICAL CONDITION |              | GRADE           | EYB              |            | AYB                          |                     | CORRELATION OF VALUE |                |            |                   |
|-----------------------------|-------------------|-------------|-------|--------------|--------------|---------------------------|--------------------|--------------|-----------------|------------------|------------|------------------------------|---------------------|----------------------|----------------|------------|-------------------|
|                             |                   | R           |       |              |              |                           |                    |              |                 |                  |            |                              |                     | 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 4,700    |                     |                      |                |            |                   |
|                             |                   |             |       |              |              |                           |                    |              |                 |                  |            | BILLABLE IMPROVEMENT VALUE 0 |                     |                      |                |            |                   |
|                             |                   |             |       |              |              |                           |                    |              |                 |                  |            | TOTAL BILLABLE VALUE 4,700   |                     |                      |                |            |                   |
| PERMIT                      |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| CODE                        |                   | DATE        |       | NO.          |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| SALES DATA                  |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| OFF. RECORD                 |                   | DATE        |       |              |              | TYPE                      |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| BOOK                        | PAGE              | MO          | YR    | VALID        | V/I          | SALES PRICE               |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| 00338                       | 0921              | 8           | 2010  | Q            | V            | 19,000                    |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| 00278                       | 1587              | 2           | 2005  | Q            | V            | 17,500                    |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| BUILDING VALUATION SUMMARY  |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Base Price                  |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Plumbing                    |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Additions                   |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Unfin. Area                 |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Basement                    |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Attic                       |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Heat / AC Adj.              |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| FBLA                        |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Rec Room                    |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Fireplace                   |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Basement Garage             |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| SUBTOTAL                    |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Grade Factor()              |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| C & D Factor                |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| TOTAL RCN                   |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| % Good                      |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Market Adjustment Factor    |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| Market Value Per Sq. Ft.    |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| RCNLD                       |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| BUILDING ADJUSTMENTS        |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| CODE                        | DESCRIPTION       |             |       | COUNT        | LTH          | WTH                       | SIZE               | UNIT PRICE   | ORIG % COND     | BLDG #           | ---        | AYB                          | EYB                 | DEP SCH              | OVR            | % COND     | OB/XF DEPR. VALUE |
| 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 |                   |
| UNDEVELOPED                 | 03                | 0           | 0     |              | 1.0000       | ROLLING/0                 |                    |              | 9,300.00        | 0.490            | AC         | 0.000                        | 9,612.25            | 4710                 |                |            |                   |
| TOTAL MARKET LAND DATA      |                   |             |       |              |              |                           |                    |              |                 | 0.49             |            |                              |                     | 4710                 |                |            |                   |
| TOTAL PRESENT USE DATA      |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |
| 3051459666 (861674) Group:0 |                   |             |       |              |              |                           |                    |              |                 |                  |            |                              |                     |                      |                |            |                   |