

WAGONER DONNIE W.												Parcel ID: 3999279777			
4060 US HIGHWAY 21 S												Account: 11500			
NB: 300 BULLHEAD MTN AREA												Reval Year: 2021 Tax Year: 2021			
GLADE VALLEY, NC 28627												Appraised By TAD on 10/04/2019			
Property Location: 4060 US HWY 21 S												EX- LAST ACTION 20210127			
10.9500 AC															
CARD NO. 1 of 1												DEED INFORMATION			
TWP: WHITEHEAD												DEED DATE: 1/1980			
FIRE:SPARTA												DEED BOOK/PAGE: 00112/0573			
												CORRELATION OF VALUE			
PROPERTY TYPE												CREDENCE TO			
Residential												MARKET			
USE												PARCEL VALUATION SUMMARY			
R-RESIDENTIAL												LAND VALUE			
CDU												DEFERRED LAND VALUE			
UN												BILLABLE LAND VALUE			
PHYSICAL CONDITION												BILLABLE IMPROVEMENT VALUE			
7-UNSOUND												TOTAL APPRAISED VALUE			
GRADE												TOTAL BILLABLE VALUE			
E-															
EYB															
1988															
AYB															
1988															
MARKET VALUE															
DWELLING DATA															
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS				
	NO		16-OTHER	1-FRAME	1.0	1	0			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				
1-NONE/SLAB	1-NONE	NO	1-NONE	1-NONE	5-NONE	0.000		0.00	0.00		-3.00				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA				
		0/0		2-SAME		0.80000				480.00	840.00				
SKETCH INFORMATION															
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE					
		ONE STY FRM						480							
		ONE STY FRM						360							
NOTES															
CONSTRUCTION INCOMPLETE - ABANDONED															
												PERMIT			
												CODE			
												DATE			
												NO.			
												SALES DATA			
												OFF. RECORD			
												DATE			
												TYPE			
												BOOK			
												PAGE			
												MO			
												YR			
												VALID			
												V/I			
												SALES PRICE			
												00112			
												0573			
												1			
												1980			
												Q			
												V			
												0			
												BUILDING VALUATION SUMMARY			
												Base Price			
												22950			
												Plumbing			
												-1200			
												Additions			
												11500			
												Unfin. Area			
												0			
												Basement			
												-3180			
												Attic			
												0			
												Heat / AC Adj.			
												-1100			
												FBLA			
												0			
												Rec Room			
												0			
												Fireplace			
												0			
												Basement Garage			
												0			
												SUBTOTAL			
												31,635			
												Grade Factor(E-)			
												0.40000			
												C & D Factor			
												0.00000			
												TOTAL RCN			
												31,635			
												% Good			
												0.36000			
												Market Adjustment Factor			
												0.80			
												Market Value Per Sq. Ft.			
												44.76			
												RCNLD			
												9,100			
												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
AP4	POLE BRN-FRM 1 OPEN	1.000	24	14	336	0.00	0.00		0.00	1980	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
SECONDARY	02	0	0		1.0000	ROLLING/0			20,000.00	1.000	AC	0.000	20,000.00	20000	
OPEN LAND	08	0	0		1.0000	ROLLING/0			7,000.00	9.950	AC	0.000	7,000.00	69650	
TOTAL MARKET LAND DATA										10.95				89650	
CU-PRIMARY	21		0	0		5	1.0000		30,000.00	1.000	AC	0.000	30,000.00	20000	
AGR USE	41		0	0		5	1.0000		835.00	9.950	AC	0.000	835.18	8310	
TOTAL PRESENT USE DATA										10.95				28,310	
3999279777 (1065118) Group:0															
6/16/2021 9:33:07 AM.															

**WAGONER DONNIE W.**

11500

**Parcel ID: 3999279777**

ID NO:  
CARD NO. 1 of 1

**16'**

**1Fr**

**30'**

**12'**

**1Fr**

**30'**