

CARRANZA CARINA & CARRANZA DAISY 44 SOUTHSIDE DR												Parcel ID: 3061792662 Account: 1028 Reval Year: 2021 Tax Year: 2021					
NB: 200 SPARTA AREA						CARD NO. 1 of 1 TWP: GAP CIVIL FIRE:SPARTA				DEED INFORMATION DEED DATE: 4/2012 DEED BOOK/PAGE: 00350/0286				Appraised By RK on 01/21/2020 EX- LAST ACTION 20210604			
SPARTA, NC 28675						Property Location: 725 NEW HAVEN RD				0.3700 AC							
PROPERTY TYPE		USE				CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET			
Residential		R-RESIDENTIAL				AV	3-AVERAGE		C	2013		2013					
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 21,100					
			4-CAPE	2-BRICK	1.5		3		1	2	0	BILLABLE IMPROVEMENT VALUE 115000					
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 136,100					
6-FULL	1-NONE		3-CENTRAL/AC	3-ELE	6-HEAT PMP	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				0.80000				1,040.00	2,080.00						
SKETCH INFORMATION												SALES DATA					
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD DATE TYPE					
BSMNT		ONE STY MSNRY		HALF STY MSNRY				1040				BOOK PAGE MO YR VALID V/I SALES PRICE					
		OPN FRM PRCH						320				00350 0286 4 2012 B V 16,000					
		OPN FRM PRCH						24				BUILDING VALUATION SUMMARY					
NOTES												Base Price 46450					
723 NEW HAVEN RD - M/H PP												Plumbing 1200					
												Additions 2600					
												Unfin. Area 0					
												Basement 0					
												Attic 0					
												Heat / AC Adj. 1760					
												FBLA 0					
												Rec Room 0					
												Fireplace 0					
												Basement Garage 0					
												SUBTOTAL 141,987					
												Grade Factor(C) 1.00000					
												C & D Factor 0.00000					
												TOTAL RCN 141,987					
% Good 0.94000																	
Market Adjustment Factor 0.80																	
Market Value Per Sq. Ft. 65.43																	
RCNLD 106,800																	
												BUILDING ADJUSTMENTS					
												MarketAdjustment		MarketAdjst ment		MarketAdjst ment 0.80	
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
OP1	OPN PRCH FRM		1.000	12	8	96	0.00	0.00	—	0.00	1995	0	0		0		
OP1	OPN PRCH FRM		1.000	8	16	128	0.00	0.00	—	0.00	1995	0	0		0		
RS1R	SHED-FRAME		1.000	14	10	140	0.00	0.00	—	0.00	2001	0	0		0		
MHH	MH HOOKUP		1.000	0	0	1	0.00	0.00	—	0.00	1995	0	0		0		
TOTAL OB/XF VALUE																	
BLDG DIMENSIONS (Levels1-2.5)=N26E40S26W40Area:2600;=N8E40S8W40Area:320;=W4N6E4S6Area:24;TotalArea:2944																	
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			33,100.00	0.370	AC	0.000	57,108.11	21130			
TOTAL MARKET LAND DATA										0.37				21130			
TOTAL PRESENT USE DATA																	
3061792662 (1104366) Group:0																	
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