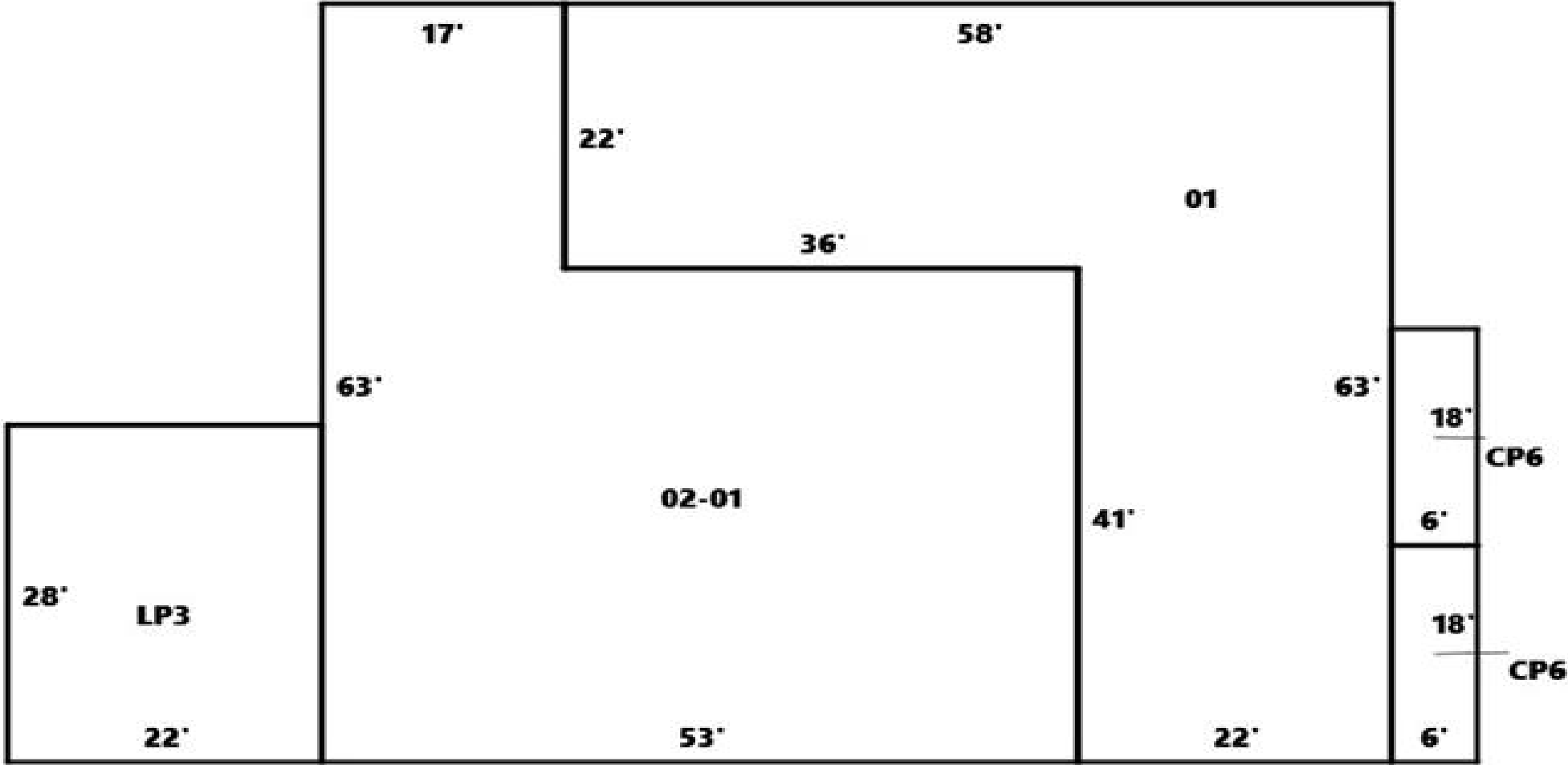


## Parcel ID: 3070990945

Account: 6908  
Reval Year: 2021 Tax Year: 2021  
Appraised By BK on 11/20/2019

**EX-** LAST ACTION 20210604

MARKET VALUE																	CORRELATION OF VALUE						
PROPERTY TYPE			USE						GRADE			EYB		AYB		CREDENCE TO MARKET							
Commercial			211-APART - GARDEN						D+			0		1955		PARCEL VALUATION SUMMARY							
# UNITS	# IDENTICAL UNITS	# EFFICIENCY APTS	# 1-BEDROOM APTS			# 2-BEDROOM APTS			# 3-BEDROM APTS			COVERED PARKING		UNCOVERED PARKING		BILLABLE LAND VALUE 120,400							
10	1		3			7										BILLABLE IMPROVEMENT VALUE 283900							
TOTAL BILLABLE VALUE 404,300																							
COST APPROACH DETAIL																							
LEVELS	USE	CND	FNC	AREA	PERIM	WH	EXT WALL	CNST TYPE	FNSH	PTNS	HEAT TYPE	AC TYPE	PLUMBING	SF \$	RCN	%GD	RCNLD						
01-01	*.*	2-Fr	3-Nm	4725	276	9	2-FRAME	1-Wood Joist	100	2-N	1-NONE	0-NONE	2-NORMAL	29.04	343011		137200						
02-02	*.*	2-Fr	3-Nm	2547	227	9	2-FRAME	1-Wood Joist	100	2-N	1-NONE	0-NONE	2-NORMAL	29.97	190834		76330						
Total															#Error		#Error						
BUILDING FEATURES																							
LINE #	FLOOR LINE	CODE	DESCRIPTION						MEASUREMENTS						#								
	- 0.00	10	Units																				
1	1 - 1110.00	CP6	CANOPY - ROOF/SLAB						6						0	33	1						
NOTES																							
																	BUILDING VALUATION SUMMARY						
																	Total Unadjusted RCN						#Error
																	Total Unadjusted RCNLD						#Error
																	Local Modifier						
																	Grade Factor(D+ )						0.85000
																	Total Unadjusted RCNLD						181,500
																	Market Adjustment Factor						1.00000
																	Market Value Per Sq. Ft.						55.60
																	RCNLD						181,500
																	BUILDING ADJUSTMENTS						
SKETCH INFORMATION																							
TYPE			AREA																				
02-01*			2,547																				
01*			2,178																				
CP6*			108																				
CP6*			108																				
LP3*			616																				
CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE								
PA2	ASPHALT SERVICE	1.000	4,000	1	4,000	0.00	0.00	—	0.00	1955	0	0		0									
RS2C	UTILITY METAL	1.000	20	20	400	0.00	0.00	—	0.00	1955	0	0		0									
PC1	PAVING CONCRETE	1.000	0	0	3,305	0.00	0.00		0.00	1955	0	0		0									
TOTAL OB/XF VALUE																							
BLDG DIMENSIONS																=N63E17S22E36S41W53Area:2547;=N41W36N22E58S63W22Area:2178;=N18E6S18W6Area:108;=N18E6S18W6Area:108;=S28E22N28W22Area:616;TotalArea:5557							
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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES							
COM PRIMARY	15	0	0		1.0000	LEVEL/ROLLING			70,000.00	1.000	AC	0.000	70,000.00	70000									
COM SECONDARY	16	0	0		1.0000	LEVEL/ROLLING			50,000.00	1.020	AC	0.000	49,411.77	50400									
TOTAL MARKET LAND DATA										2.02				120400									
TOTAL PRESENT USE DATA																							
3070990945 (1104422) Group:0																							
6/16/2021 2:25:17 AM.																							



HURTADO ELISEO A.

PO BOX 114

PINEY CREEK, NC 28663

NN: 07 - NOT AT HOME

NB: 901

Property Location: 541 E WHITEHEAD ST

2.0200 AC

CARD NO. 2 of 2

TWP: GAP CIVIL

FIRE:SPARTA

CITY:SPARTA

DEED INFORMATION

DEED DATE: 10/2019

DEED BOOK/PAGE: 00403/0669

Parcel ID: 3070990945

Account: 6908

Reval Year: 2021 Tax Year: 2021

Appraised By BK on 11/20/2019

PROPERTY TYPE		USE										GRADE		EYB		AYB		CREDENCE TO		MARKET		
Commercial		211-APART - GARDEN										D+		0		1960						
# UNITS	# IDENTICAL UNITS	# EFFICIENCY APTS		# 1-BEDROOM APTS		# 2-BEDROOM APTS		# 3-BEDROM APTS		COVERED PARKING		UNCOVERED PARKING		BILLABLE LAND VALUE		120,400						
7	1			3		4								BILLABLE IMPROVEMENT VALUE		283900						
														TOTAL BILLABLE VALUE		404,300						
COST APPROACH DETAIL														PERMIT								
LEVELS	USE	CND	FNC	AREA	PERIM	WH	EXT WALL	CNST TYPE	FNSH	PTNS	HEAT TYPE	AC TYPE	PLUMBING	SF \$	RCN	%GD	RCNLD	CODE	DATE	NO.		
01-01	*-*	2-Fr	3-Nm	3076	254	8	2-FRAME	1-Wood Joist	100	2-N	0-NONE	0-NONE	2-NORMAL	28.32	217774		87110					
02-02	*-*	2-Fr	3-Nm	736	134	8	2-FRAME	1-Wood Joist	100	2-N	0-NONE	0-NONE	2-NORMAL	32.55	59899		23960					
Total														#Error			#Error					
BUILDING FEATURES																						
LINE #	FLOOR LINE	CODE	DESCRIPTION								MEASUREMENTS						#					
	- 0.00	7	Units																			
NOTES																						
														BUILDING VALUATION SUMMARY								
														Total Unadjusted RCN							#Error	
														Total Unadjusted RCNLD							#Error	
														Local Modifier								
														Grade Factor(D+)							0.85000	
														Total Unadjusted RCNLD							94,400	
														Market Adjustment Factor							1.00000	
														Market Value Per Sq. Ft.							106.06	
														RCNLD							94,400	
BUILDING ADJUSTMENTS																						
SKETCH INFORMATION																						
TYPE														AREA								
02-01*																					736	
01*																					2,340	
WD1*																					211	

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		=N46E16S46W16Area:736;=W65N36E65S36Area:2340;=N19E10S6E3S7W3S6W10Area:211;TotalArea:3287														
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
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																
3070990945 (1104422) Group:0															6/16/2021 2:25:17 AM.	

