

HAMM JOHN ROBERT & WANDA C.

PO BOX 866

NB: 200 SPARTA AREA

CARD NO. 1 of 2
TWP: GAP CIVIL
FIRE:SPARTA

DEED INFORMATION
DEED DATE: 3/1999
DEED BOOK/PAGE: 00214/0869

Parcel ID: 3071220839

Account: 1481
Reval Year: 2021 Tax Year: 2021

Appraised By: on 12/04/2019
EX- LAST ACTION 20210413

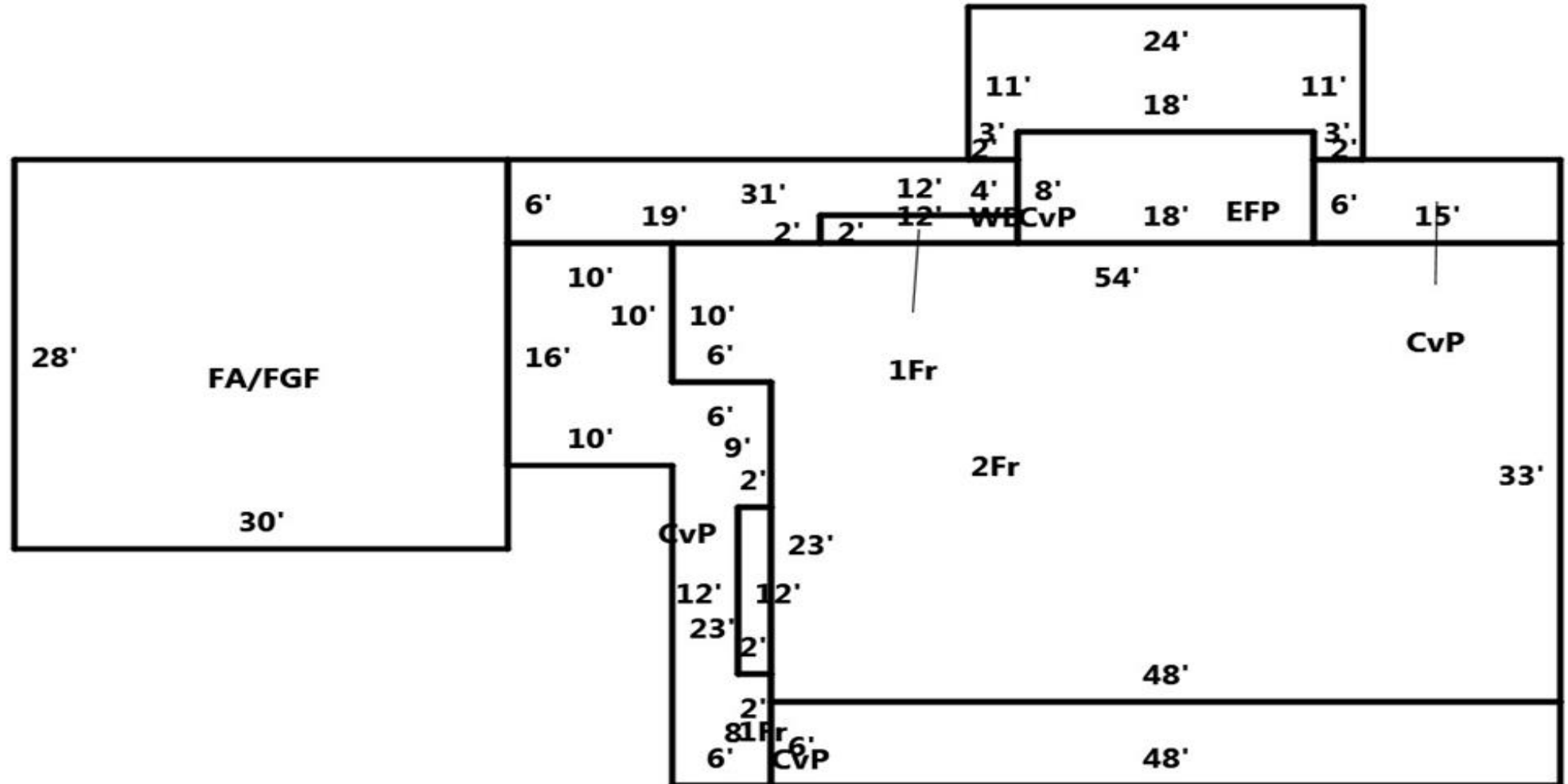
SPARTA, NC 28675

Property Location: 21 ROYAL LAKE DR

6.8600 AC

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE					
Residential		R-RESIDENTIAL		GD	2-GOOD		B-	1999		1999		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		99,200			
1-RAISED RANCH	NO		4-CAPE	6-ALUM/VINYL	1.8	7	4			2	1	BILLABLE IMPROVEMENT VALUE		381100			
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		480,300			
2-CRAWL	1-NONE	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		0.00	0.00	2	7.00	PERMIT					
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	CODE	DATE	NO.	AMT.		
		1/0		2-SAME						1,644.00	3,240.00			3354	150000		
SKETCH INFORMATION												SALES DATA					
LOWER LEVEL	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD	DATE		TYPE			
	ONE STY FRM		ONE STY FRM				1644				BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
	OPN FRM PRCH						310				00214	0869	3	1999	Q	V	44,000
	FRM GARAGE FIN		FIN ATTIC				840				BUILDING VALUATION SUMMARY						
	OPN FRM PRCH						288				Base Price		69260				
	OPN FRM PRCH						162				Plumbing		2800				
	ONE STY FRM						24				Additions		24700				
	ONE STY FRM						24				Unfin. Area		0				
	ENC FRM PRCH						144				Basement		-6420				
	OPN FRM PRCH						90				Attic		0				
	WD DECK						228				Heat / AC Adj.		2630				
NOTES												FBLA		0			
												Rec Room		0			
												Fireplace		2330			
												Basement Garage		0			
												SUBTOTAL		304,398			
												Grade Factor(B-)		1.17000			
												C & D Factor		0.00000			
												TOTAL RCN		304,398			
												% Good		0.88000			
												Market Adjustment Factor		0.00			
												Market Value Per Sq. Ft.		148.24			
												RCNLD		267,900			
BUILDING ADJUSTMENTS																	
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
GB1	GAZEBO		1.000	12	12	144	0.00	0.00	—	0.00	2000	0	0		0		
WD1	WOOD DECK		1.000	14	8	112	0.00	0.00	—	0.00	2000	0	0		0		
RS1R	SHED-FRAME		1.000	12	9	108	0.00	0.00	—	0.00	2000	0	0		0		
RG1	GARAGE FRM/CV		1.000	50	40	2,000	0.00	0.00	—	0.00	2006	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	LAND NOTES		
PRIMARY	01	0	0		1.4500	LEVEL/ROLLING/WATER		33,100.00	1.000	AC	0.000	48,000.00	48000				
SECONDARY	02	0	0		1.0000	LEVEL/ROLLING		17,500.00	1.000	AC	0.000	17,500.00	17500				
OPEN LAND	08	0	0		1.0000	LEVEL/ROLLING		6,500.00	4.860	AC	0.000	6,923.87	33650				
TOTAL MARKET LAND DATA									6.86				99150				
TOTAL PRESENT USE DATA																	
3071220839 (1101028) Group:0																	
6/16/2021 2:24:45 AM.																	

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