

BLEVINS NANCY ROYAL  
718 PHIPPS RD

NN: 01 - ENTRY GAINED  
NB: 200 SPARTA AREA

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

## DEED INFORMATION

**DEED DATE:** 5/2017  
**DEED BOOK/PAGE:** 00385/0961

Parcel ID: 3061594445

Account: 78461  
Reval Year: 2021 Tax Year: 2021

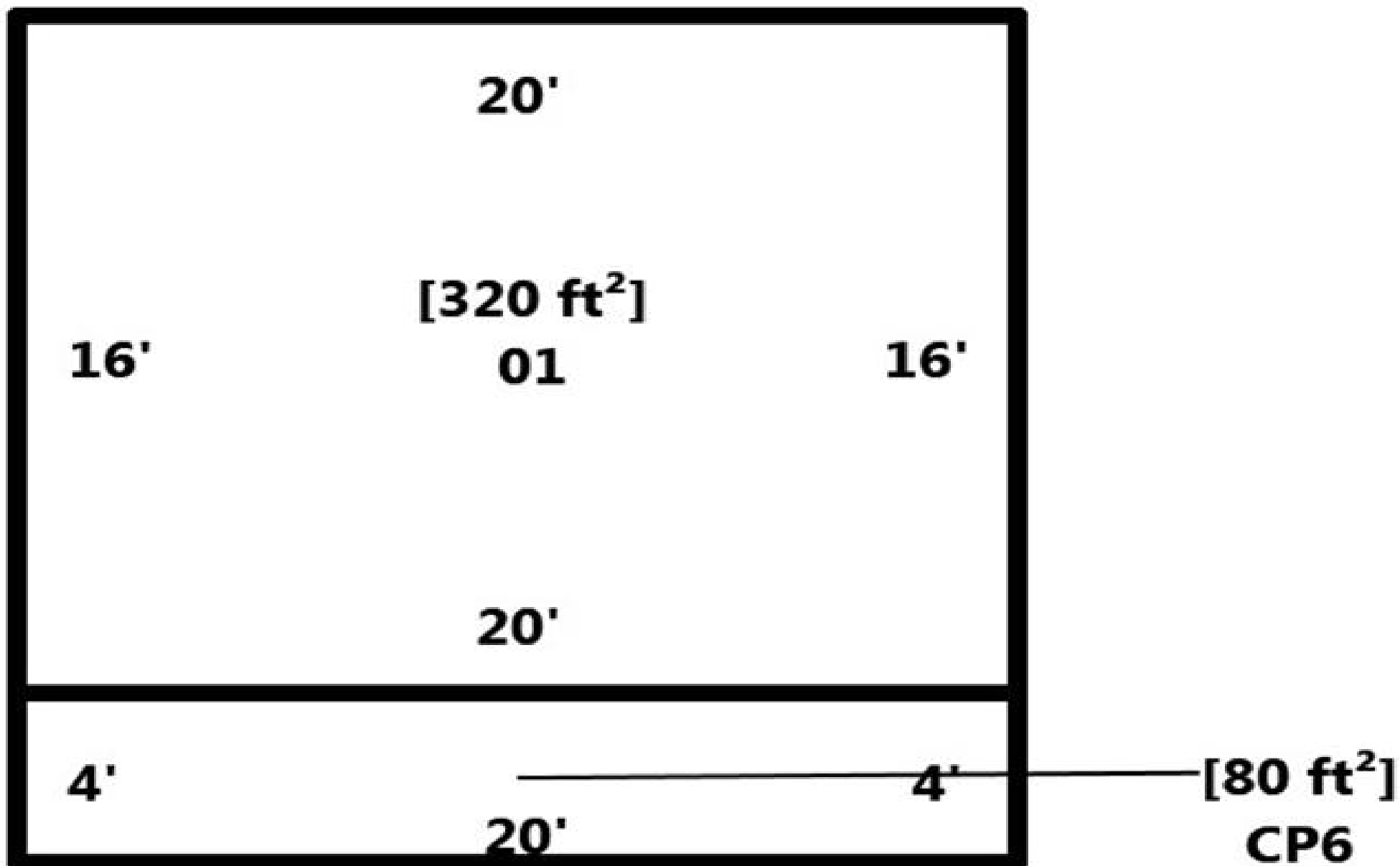
Appraised By AG on 03/17/2020  
EX- LAST ACTION 20210604

SPARTA, NC 28675

Property Location: 3248 US HWY 21 N

1.8800 AC

MARKET VALUE													CORRELATION OF VALUE											
PROPERTY TYPE		USE					GRADE		EYB		AYB		CREDENCE TO				MARKET							
Commercial		353-0FF BLD L/R					D		0		1996		PARCEL VALUATION SUMMARY											
# UNITS	# IDENTICAL UNITS	# EFFICIENCY APTS	# 1-BEDROOM APTS	# 2-BEDROOM APTS	# 3-BEDROOM APTS	COVERED PARKING		UNCOVERED PARKING		BILLABLE LAND VALUE				41,300										
										BILLABLE IMPROVEMENT VALUE				121300										
										TOTAL BILLABLE VALUE				162,600										
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	320	320	9	2-FRAME	1-Wood Joist	100	2-N	0-NONE	0-NONE	0-NONE	126.19	73423		40380							
Total															#Error	#Error								
BUILDING FEATURES																								
LINE #	FLOOR LINE	CODE	DESCRIPTION					MEASUREMENTS					#											
1	1 - 450.00	CP6	CANOPY - ROOF/SLAB					4					20 1											
NOTES																								
Jade Insulation LLC																								
OFF. RECORD																	DATE		NO.					
SALES DATA																								
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE																		
00385	0961	5	2017	0	1	70,000																		
BUILDING VALUATION SUMMARY																								
Total Unadjusted RCN																	#Error							
Total Unadjusted RCNLD																	#Error							
Local Modifier																								
Grade Factor(D)																	0.78000							
Total Unadjusted RCNLD																	31,500							
Market Adjustment Factor																	1.00000							
Market Value Per Sq. Ft.																	508.13							
RCNLD																	31,500							
BUILDING ADJUSTMENTS																								
SKETCH INFORMATION																								
TYPE																	AREA							
01*																			320					
CP6*																			80					
CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE									
RS1C	UTILITY FRAME	1.000	12	24	288	0.00	0.00	-	0.00	1988	0	0		0										
AP3C	Pole Barn, Metal 1 open	1.000	36	32	1,152	0.00	0.00	-	0.00	1988	0	0		0										
LT3	LIGHT - POLE MOUNTED	2.000	0	0	2	0.00	0.00	-	0.00	2014	0	0		0										
FN1	FENCE CHAIN	1.000	1	1,800	1,800	0.00	0.00		0.00	2014	0	0		0										
TOTAL OB/XF VALUE																								
BLDG DIMENSIONS																	=N16E20S16W20Area:320;=E20S4W20N4Area:80;TotalArea:400							
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								
COM PRIMARY	15	0	0		1.0000	ROLLING/0			33,100.00	1.880	AC	0.000	21,957.45	41280										
TOTAL MARKET LAND DATA																	1.88				41280			
TOTAL PRESENT USE DATA																								
3061594445 (1104362) Group:0																	6/16/2021 9:28:53 AM.							



VANNOY RICKY LEE &  
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MARKET VALUE													CORRELATION OF VALUE				
PROPERTY TYPE		USE				GRADE		EYB		AYB		CREDENCE TO		MARKET			
Commercial		399-PREFAB WRHSE				D		0		1988		PARCEL VALUATION SUMMARY					
# UNITS	# IDENTICAL UNITS	# EFFICIENCY APTS	# 1-BEDROOM APTS	# 2-BEDROOM APTS	# 3-BEDROM APTS	COVERED PARKING		UNCOVERED PARKING		BILLABLE LAND VALUE						41,300	
										BILLABLE IMPROVEMENT VALUE						121300	
										TOTAL BILLABLE VALUE						162,600	
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	2400	2400	16	7-METAL-LIGHT	2-Fire Resist	0	2-N	3-CENTRAL/A C	0-NONE	2-NORMAL	43.31	259871		103950
Total														#Error		#Error	
BUILDING FEATURES																	
LINE #	FLOOR LINE	CODE	DESCRIPTION				MEASUREMENTS				#						
1	1 - 2750.00	RS2	UTILITY BUILDING - METAL				34				8						
3	1 - 5160.00	OD3	OVERHEAD DOOR - MOTOR OPR. WD/MT				14				14						
2	1 - 400.00	CP6	CANOPY - ROOF/SLAB				12				6						
NOTES																	
Jade Insulation LLC																	
BUILDING VALUATION SUMMARY																	
Total Unadjusted RCN													#Error				
Total Unadjusted RCNLD													#Error				
Local Modifier																	
Grade Factor(D)													0.78000				
Total Unadjusted RCNLD													81,100				
Market Adjustment Factor													1.00000				
Market Value Per Sq. Ft.													67.75				
RCNLD													81,100				
BUILDING ADJUSTMENTS																	
SKETCH INFORMATION																	
TYPE													AREA				
01*													2,400				
RS2*													272				
CP6*													72				
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 =N40E60S40W60Area:2400;=S8W34N8E34Area:272;=E12S6W12N6Area:72;TotalArea:2744																	
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																	
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3061594445 (1104362) Group:0																	6/16/2021 9:28:53 AM.

