

TAYLOR LITA  
9060 US HIGHWAY 21 S

NN: 07 - NOT AT HOME  
NB: 300 BULLHEAD MTN AREA

CARD NO. 1 of 1  
TWP: CHERRY LANE  
FIRE:CHERRY LAN

**DEED INFORMATION**  
**DEED DATE:** 5/2019  
**DEED BOOK/PAGE:** 00399/1438

Parcel ID: 4907884675

Account: 77020  
Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 09/30/2019  
EX- LAST ACTION 20210121

GLADE VALLEY, NC 28627

Property Location: 9060 US HWY 21 S

2.7400 AC

|                      |                   |                              |         |                |                    |                   |               |                  |               |                |                |                                 |  |  |  |  |  |
|----------------------|-------------------|------------------------------|---------|----------------|--------------------|-------------------|---------------|------------------|---------------|----------------|----------------|---------------------------------|--|--|--|--|--|
| PROPERTY TYPE        |                   | USE                          |         | CDU            | PHYSICAL CONDITION |                   | GRADE         | EYB              |               | AYB            |                | CORRELATION OF VALUE            |  |  |  |  |  |
| Residential          |                   | R-RESIDENTIAL                |         | VP             | 5-POOR             |                   | E-            | 1945             |               | 1945           |                | 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 42,200      |  |  |  |  |  |
|                      | NO                |                              | 4-CAPE  | 8-ASBESTOS     | 1.0                | 7                 | 3             |                  | 1             | 1              | 0              | BILLABLE IMPROVEMENT VALUE 6100 |  |  |  |  |  |
| 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 48,300     |  |  |  |  |  |
| 6-FULL               | 2-UNFIN           | NO                           | 2-BASIC | 3-ELE          | 1-ELEC BSBD        | 0.000             |               | 0.00             | 0.00          |                | 0.00           | PERMIT                          |  |  |  |  |  |
| BSMT GARAGE (# CARS) |                   | WOODBURNING/METAL FIREPLACES |         | INT/EXT        |                    | MARKET ADJUSTMENT |               | COST & DESIGN    |               | TRUE GFA       | TRUE TLA       | CODE DATE NO.                   |  |  |  |  |  |
|                      |                   | 0/0                          |         | 2-SAME         |                    | 0.80000           |               |                  |               | 968.00         | 968.00         | SALES DATA                      |  |  |  |  |  |
| SKETCH INFORMATION   |                   |                              |         |                |                    |                   |               |                  |               |                |                | OFF. RECORD DATE TYPE           |  |  |  |  |  |
| LOWER LEVEL          |                   | FIRST FLOOR                  |         | SECOND FLOOR   |                    | THIRD FLOOR       |               | AREA             |               | VALUE          |                | BUILDING VALUATION SUMMARY      |  |  |  |  |  |
| BSMNT                |                   | ONE STY FRM                  |         | UNFIN ATTIC    |                    |                   |               |                  |               |                |                | Base Price 34240                |  |  |  |  |  |
|                      |                   | ENC FRM PRCH                 |         |                |                    |                   |               |                  |               |                |                | Plumbing 0                      |  |  |  |  |  |
|                      |                   | FRM UTILITY                  |         |                |                    |                   |               |                  |               |                |                | Additions 4700                  |  |  |  |  |  |
|                      |                   | ENC FRM PRCH                 |         |                |                    |                   |               |                  |               |                |                | Unfin. Area 0                   |  |  |  |  |  |
| NOTES                |                   |                              |         |                |                    |                   |               |                  |               |                |                | Basement 0                      |  |  |  |  |  |
|                      |                   |                              |         |                |                    |                   |               |                  |               |                |                | Attic 2810                      |  |  |  |  |  |

|                             |                  |                  |                  |                          |         |
|-----------------------------|------------------|------------------|------------------|--------------------------|---------|
|                             |                  |                  |                  | Heat / AC Adj.           | 0       |
|                             |                  |                  |                  | FBLA                     | 0       |
|                             |                  |                  |                  | Rec Room                 | 0       |
|                             |                  |                  |                  | Fireplace                | 0       |
|                             |                  |                  |                  | Basement Garage          | 0       |
|                             |                  |                  |                  | SUBTOTAL                 | 45,591  |
|                             |                  |                  |                  | Grade Factor(E-)         | 0.40000 |
|                             |                  |                  |                  | C & D Factor             | 0.00000 |
|                             |                  |                  |                  | TOTAL RCN                | 45,591  |
|                             |                  |                  |                  | % Good                   | 0.15000 |
|                             |                  |                  |                  | Market Adjustment Factor | 0.80    |
|                             |                  |                  |                  | Market Value Per Sq. Ft. | 49.90   |
|                             |                  |                  |                  | RCNLD                    | 5,500   |
| <b>BUILDING ADJUSTMENTS</b> |                  |                  |                  |                          |         |
|                             | MarketAdjustment | 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 |
|------|--------------------|-------|-----|-----|------|------------|-------------|--------|------|------|-----|---------|-----|--------|-------------------|
| RS1R | SHED-FRAME         | 1.000 | 12  | 12  | 144  | 0.00       | 0.00        |        | 0.00 | 1950 | 0   | 0       |     | 0      |                   |
| AB2  | FLAT BARN          | 1.000 | 20  | 20  | 400  | 0.00       | 0.00        | —      | 0.00 | 1950 | 0   | 0       |     | 0      |                   |
| AH1  | 1S POULTRY HSE FRM | 1.000 | 30  | 12  | 360  | 0.00       | 0.00        | —      | 0.00 | 1950 | 0   | 0       |     | 0      |                   |
| RC1R | CARPORT            | 1.000 | 20  | 20  | 400  | 0.00       | 0.00        |        | 0.00 | 1950 | 0   | 0       |     | 0      |                   |

|                          |  |
|--------------------------|--|
| RCIR                     |  |
| <b>TOTAL OB/XF VALUE</b> |  |

## 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     | 0.0000       | 1.0000    | ROLLING/0                 | 30,000.00       | 1.000            | AC        | 0.000       | 30,000.00           | 30000      |                |            |
| OPEN LAND              | 08       | 0        | 0     | 0.0000       | 1.0000    | ROLLING/0                 | 7,000.00        | 1.740            | AC        | 0.000       | 7,000.00            | 12180      |                |            |
| TOTAL MARKET LAND DATA |          |          |       |              |           |                           |                 | 2.74             |           |             |                     | 42180      |                |            |
| TOTAL PRESENT USE DATA |          |          |       |              |           |                           |                 |                  |           |             |                     |            |                |            |

4907884675 (1053415) Group:0

6/16/2021 9:25:51 AM.

