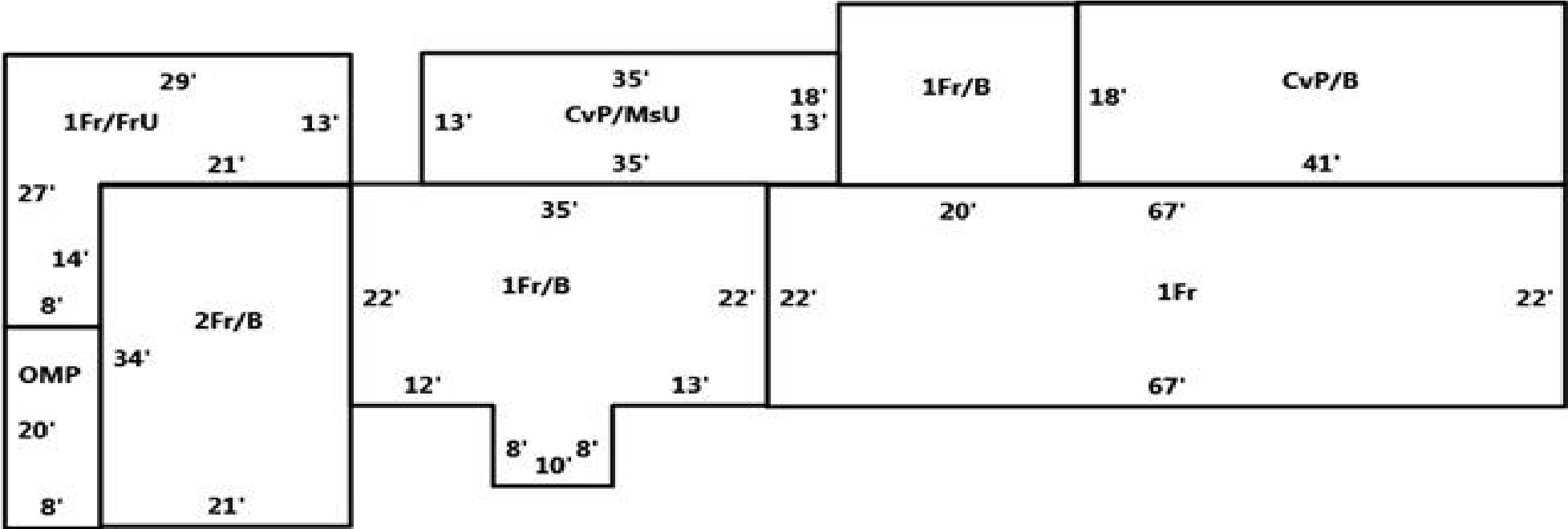


Parcel ID: 4927269408

DEED INFORMATION
DEED DATE: 2/2007
DEED BOOK/PAGE: 00303/0344

Account: 3277
Reval Year: 2021 Tax Year: 2021
Appraised By TAD on 03/09/2021
EX- LAST ACTION 20210504

6/16/2021 3:13:00 AM.



BITLER PAUL ROBINSON & MARGARET HOLTHUS

PO BOX 93
78 RIDGE RUN ROAD
ROARING GAP, NC 28668

NN: 04 - INFO AT DOOR
NB: 604 ROARING GAP CLUB
#2 RITA HEIGHTS
Property Location: 78 RIDGE RUN RD

1.8000 AC

CARD NO. 2 of 2
TWP: CHERRY LANE
FIRE:CHERRY LAN

DEED INFORMATION
DEED DATE: 2/2007
DEED BOOK/PAGE: 00303/0344

Parcel ID: 4927269408

Account: 3277
Reval Year: 2021 Tax Year: 2021

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PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION		GRADE	EYB	AYB		CORRELATION OF VALUE							
Residential		R-RESIDENTIAL		GD	2-GOOD		C		1920		1920		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		708,200						
6-COLONIAL	NO		11-BUNGALOW	6-ALUM/VINYL	1.0	4	1			1	0	BILLABLE IMPROVEMENT VALUE		1070600						
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		1,778,800						
2-CRAWL	1-NONE	NO	3-CENTRAL/AC	1-NONE	5-NONE	0.000		0.00	0.00		0.00									
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	PERMIT								
		0/0		2-SAME						585.00	650.00	CODE		DATE	NO.	AMT.				
												B		04/11/2019	7665					
														11/18/2011	1486ME	0				
														10/23/2007	5869	0				
SKETCH INFORMATION												SALES DATA								
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD		DATE		TYPE				
BSMNT		ONE STY FRM						585				BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE		
		ONE STY FRM						65				00303	0344	2	2007	O	I	775,000		
		WD DECK						160				BUILDING VALUATION SUMMARY								
CHECK FALL OF 2021 FOR COMPLETION 2021 INFORMAL - ADD LAND INFL												Base Price							25380	
												Plumbing							0	
												Additions							3100	
												Unfin. Area							0	
												Basement							-3170	
												Attic							0	
												Heat / AC Adj.							960	
												FBLA							0	
												Rec Room							0	
												Fireplace							0	
												Basement Garage							0	
												SUBTOTAL							119,529	
												Grade Factor(C)							1.00000	
												C & D Factor							0.00000	
												TOTAL RCN							119,529	
% Good							0.46000													
Market Adjustment Factor							0.00													
Market Value Per Sq. Ft.							2736.62													
RCNLD							55,000													
BUILDING ADJUSTMENTS																				
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		=E43S13W30S2W13N15Area:585;=N5E13S5W13Area:65;=N10E16S10W16Area:160;TotalArea:810																		
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																				
4927269408 (1103667) Group:0																				
6/16/2021 3:13:00 AM.																				

