

ROSS CHRISTOPHER SETH												Parcel ID: 3999921547						
129 ADAMS RIDGE RD												Account: 10013						
NB: 300 BULLHEAD MTN AREA												Reval Year: 2021 Tax Year: 2021						
STATE ROAD, NC 28676												Appraised By TAD on 10/04/2019						
Property Location: 5664 US HWY 21 S												EX- LAST ACTION 20210122						
1.3700 AC												DEED INFORMATION						
CARD NO. 1 of 1												DEED DATE: 3/2011						
TWP: CHERRY LANE												DEED BOOK/PAGE: 00342/0746						
FIRE:CHERRY LAN																		
												CORRELATION OF VALUE						
PROPERTY TYPE		USE		CDU		PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO		MARKET		
Residential		R-RESIDENTIAL		GD		3-AVERAGE		D		1945		1945						
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 35,600						
	NO		5-OLD STYLE	6-ALUM/VINYL	1.0	5	3			1	0	BILLABLE IMPROVEMENT VALUE 54300						
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 89,900						
5-3/4	1-NONE	NO	2-BASIC	4-OIL	3-FORCED AIR	0.000		0.00	0.00		0.00							
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA							
		1/0		2-SAME		0.95000				1,032.00	1,116.00							
SKETCH INFORMATION												BUILDING VALUATION SUMMARY						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price 35720						
BSMNT		ONE STY FRM								1032		Plumbing 0						
		OPN FRM PRCH								272		Additions 10300						
		FRM GARAGE FIN								532		Unfin. Area 0						
		ONE STY FRM								84		Basement -3270						
NOTES												Attic 0						
												Heat / AC Adj. 0						
												FBLA 0						
												Rec Room 0						
												Fireplace 2330						
												Basement Garage 0						
												SUBTOTAL 95,993						
												Grade Factor(D) 0.78000						
												C & D Factor 0.00000						
												TOTAL RCN 95,993						
												% Good 0.59000						
												Market Adjustment Factor 0.95						
												Market Value Per Sq. Ft. 80.56						
												RCNLD 53,800						
												BUILDING ADJUSTMENTS						
												MarketAdjustment	MarketAdjustment	MarketAdjustment	0.95			
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
RS1R	SHED-FRAME		2.000	12	10	120	0.00	0.00		0.00	1980	0	0		0			
TOTAL OB/XF VALUE																		
BLDG DIMENSIONS (Levels1-2)=N13W4N10E4N10E28S14E2S10W2S13W12N4W16Area:2064;=E16S7W24N20E8S13Area:272;=N22E28S10W7S12W21Area:532;=N12E7S12W7Area:84;TotalArea:2952																		
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		1.0000	ROLLING/0			30,000.00	1.370	AC	0.000	25,948.91	35550				
TOTAL MARKET LAND DATA										1.37				35550				
TOTAL PRESENT USE DATA																		
3999921547 (1053779) Group:0																		
6/16/2021 3:20:46 AM.																		

