

ALVAREZ MANUEL RIVAS

RIVAS JANET CRISTINA

102 GRANDVIEW DR

NB: 800 TOWN OF SPARTA

SPARTA, NC 28675

Property Location: 102 GRANDVIEW DR

0.2200 AC

CARD NO. 1 of 1

TWP: GAP CIVIL

FIRE:SPARTA

CITY:SPARTA

DEED INFORMATION

DEED DATE: 11/2016

DEED BOOK/PAGE: 00381/1405

Parcel ID: 3070774742

Account: 2733

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 10/31/2019

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE			
Residential		R-RESIDENTIAL		AV	4-FAIR		D	1954		1954		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 VALUE22,200			
	NO		3-RANCH	6-ALUM/VINYL	1.0	6	3		1	2	0	BILLABLE IMPROVEMENT VALUE69900			
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 VALUE92,100			
6-FULL	1-NONE	NO	2-BASIC	3-ELE	1-ELEC BSBD	0.000		992.00	0.00		3.00	PERMIT			
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	CODEDATENO.			
		0/0		2-SAME						992.00	2,400.00	SALES DATA			
												OFF. RECORDDATE			
												BOOKPAGEMOYRVALIDV/I			
												003811405112016QI85,000			
												00380122392016QI50,000			
												00363116712014EI0			
												00305145142007QI104,000			
SKETCH INFORMATION												BUILDING VALUATION SUMMARY			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price34790			
BSMNT		ONE STY FRM						992				Plumbing1200			
		ONE STY FRM						416				Additions15100			
		WD DECK						224				Unfin. Area0			
		WD DECK						152				Basement0			
NOTES												Attic0			
												Heat / AC Adj.0			
												FBLA16470			
												Rec Room0			
												Fireplace0			
												Basement Garage0			
												SUBTOTAL137,012			
												Grade Factor(D)0.78000			
												C & D Factor0.00000			
												TOTAL RCN137,012			
												% Good0.51000			
												Market Adjustment Factor0.00			
												Market Value Per Sq. Ft.38.38			
												RCNLD69,900			
												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															
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	LEVEL/ROLLING		30,000.00	0.220	AC	0.000	100,909.09	22200		
TOTAL MARKET LAND DATA									0.22				22200		
TOTAL PRESENT USE DATA															

3070774742 (992955) Group:0

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