

OSBORNE SAMANTHA & ANDREW

171 ROCK RD

SPARTA, NC 28675

NB: 300 BULLHEAD MTN AREA

#33-39 MARTHA JOINES

Property Location: 171 ROCK RD

CARD NO. 1 of 1

TWP: WHITEHEAD

FIRE:SPARTA

DEED INFORMATION

DEED DATE: 4/2016

DEED BOOK/PAGE: 00378/0122

Parcel ID: 3979857622

Account: 1783

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 07/22/2019

EX- LAST ACTION 20200925

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB	
R											

DWELLING DATA											
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA

SKETCH INFORMATION					
LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	AREA	VALUE
M/H PP OF ANDY HARRIS					

CORRELATION OF VALUE											
CREDENCE TO MARKET											
PARCEL VALUATION SUMMARY											
BILLABLE LAND VALUE										30,500	
BILLABLE IMPROVEMENT VALUE										2300	
TOTAL BILLABLE VALUE										32,800	
PERMIT											
CODE	DATE		NO.		AMT.						
	11/09/2009		255MH				0				
SALES DATA											
OFF. RECORD		DATE		TYPE							
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE					
00378	0122	4	2016	Q	V	9,500					
00279	1204	3	2005	X	V	9,500					
BUILDING VALUATION SUMMARY											
Base Price											
Plumbing											
Additions											
Unfin. Area											
Basement											
Attic											
Heat / AC Adj.											
FBLA											
Rec Room											
Fireplace											
Basement Garage											
SUBTOTAL											
Grade Factor()											
C & D Factor											
TOTAL RCN											
% Good											
Market Adjustment Factor											
Market Value Per Sq. Ft.											
RCNLD											
BUILDING ADJUSTMENTS											

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	8	10	80	0.00	0.00	-	0.00	1998	0	0		0	
RS2R	SHED-METAL	1.000	8	20	160	0.00	0.00	-	0.00	1998	0	0		0	
WD1	WOOD DECK	1.000	16	8	128	0.00	0.00	-	0.00	2016	0	0		0	
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	ROLLING/0	30,000.00	1.030	AC	0.000	29,563.11	30450		

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

3979857622 (720614) Group:0

6/16/2021 3:03:38 AM.

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