

MCCANN LARRY JR

415 SAVANNA LN

NN: 04 - INFO AT DOOR  
NB: 300 BULLHEAD MTN AREA

GLADE VALLEY, NC 28627

Property Location: 415 SAVANNA LN

18.6700 AC

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

DEED INFORMATION  
DEED DATE: 12/2019  
DEED BOOK/PAGE: 00404/1252

Parcel ID: 4908276487

Account: 79616  
Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 10/24/2019  
EX- LAST ACTION 20210122

		MARKET VALUE										CORRELATION OF VALUE												
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET										
Residential		R-RESIDENTIAL		AV	3-AVERAGE		D	1954		1954		PARCEL VALUATION SUMMARY												
DWELLING DATA												BILLABLE LAND VALUE				133,800								
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				65600								
	NO		5-OLD STYLE	6-ALUM/VINYL	1.0	6	3			2	0	TOTAL BILLABLE VALUE				199,400								
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT												
												CODE	DATE	NO.	AMT.									
												B	11/07/2018	7622	5000									
SALES DATA																								
BSMT GARAGE (# CARS)				WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	OFF. RECORD		DATE	VALID	TYPE	V/I	SALES PRICE				
				1/0		2-SAME		0.95000				1,312.00	1,312.00	BOOK	PAGE	MO	YR							
SKETCH INFORMATION																00404	1252	12	2019	E	I	0		
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		00392	0376	5	2018	F	I	15,000						
		ONE STY FRM						1312				00353	1372	10	2012	E	I	0						
		CNC PATIO						24				BUILDING VALUATION SUMMARY												
		TRRCE PATIO						50				Base Price				42190								
		OPN MSNRY PRCH						96				Plumbing				1200								
		TRRCE PATIO						96				Additions				2000								
												Unfin. Area				0								
												Basement				-5390								

NOTES

BUILDING VALUATION SUMMARY										
Base Price										42190
Plumbing										1200
Additions										2000
Unfin. Area										0
Basement										-5390
Attic										0
Heat / AC Adj.										1600
FBLA										0
Rec Room										0
Fireplace										2330
Basement Garage										0
SUBTOTAL										93,545
Grade Factor(D)										0.78000
C & D Factor										0.00000
TOTAL RCN										93,545
% Good										0.51000
Market Adjustment Factor										0.95
Market Value Per Sq. Ft.										151.98
RCNLD										45,300

BUILDING ADJUSTMENTS

MarketAdjustment	MarketAdjst ment	MarketAdjst ment	0.95
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CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
RG1	GARAGE FRM/CV	1.000	44	28	1,232	0.00	0.00	—	0.00	1980	0	0		0	
AP4	POLE BRN-FRM 1 OPEN	1.000	24	16	384	0.00	0.00	—	0.00	1980	0	0		0	
AL1	LEAN TO	1.000	24	12	288	0.00	0.00	—	0.00	1980	0	0		0	
AB1	BANK BARN	1.000	32	40	1,280	0.00	0.00	—	0.00	1980	0	0		0	
AB2	FLAT BARN	1.000	36	36	1,296	0.00	0.00	—	0.00	1980	0	0		0	
AP6	POLE BRN-FRM 4 OPEN	1.000	14	8	112	0.00	0.00	—	0.00	2000	0	0		0	
RC3	CARPORT - PREFAB	1.000	24	22	528	0.00	0.00	—	0.00	2000	0	0		0	

TOTAL OB/XF VALUE

BLDG DIMENSIONS =S29E32N29W5N24W16S24W11Area:1312;=N6E4S6W4Area:24;=N10E5S10W5Area:50;=E16S6W16N6Area:96;=N6E16S6W16Area:96;TotalArea:1578

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	3.000	AC	0.000	7,000.00	21000		
FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0	7,000.00	14.670	AC	0.000	5,646.90	82840		

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

4908276487 (1054735) Group:0

6/16/2021 2:55:18 AM.

