

CARRANZA JAVIER RIOS												Parcel ID: 3082611343			
44 SOUTHSIDE DR												Account: 1085			
NB: 100 NEW RIVER AREA												Reval Year: 2021 Tax Year: 2021			
#1 FENDER, REID												Appraised By RK on 12/04/2019			
SPARTA, NC 28675												EX- LAST ACTION 20210611			
Property Location: 945 BALD KNOB RD															
0.5900 AC															
CARD NO. 1 of 1												DEED INFORMATION			
TWP: GAP CIVIL												DEED DATE: 5/2019			
FIRE:SPARTA												DEED BOOK/PAGE: 00400/0285			
												CORRELATION OF VALUE			
PROPERTY TYPE		USE		CDU		PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO MARKET	
Residential		R-RESIDENTIAL		FR		4-FAIR		E		1959		1959			
DWELLING DATA												PARCEL VALUATION SUMMARY			
CONDO STYLE		KITCHEN REMODELED		HOUSE COLOR		STYLE		WALLS		STORY HT.		# ROOMS		BED ROOMS	
		NO				3-RANCH		6-ALUM/VINYL		1.0		5		2	
BMST		ATTIC		BATH REMODELED		HEATING		HEATING SYSTEM		TYPE		UNFINISHED AREA		UNHEATED AREA	
2-CRAWL		1-NONE		NO		3-CENTRAL/AC		3-ELE		6-HEAT PMP		0.000		0.00	
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA			
		1/0		2-SAME		0.80000				1,176.00		1,176.00			
SKETCH INFORMATION												BUILDING VALUATION SUMMARY			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price			
		ONE STY FRM						1176				39050			
		WD DECK						96				Plumbing			
		OPN MSNRY PRCH						280				0			
NOTES												Additions			
												3600			
												Unfin. Area			
												0			
												Basement			
												-5000			
												Attic			
												0			
												Heat / AC Adj.			
												1480			
												FBLA			
												0			
												Rec Room			
												0			
												Fireplace			
												2330			
												Basement Garage			
												0			
												SUBTOTAL			
												51,203			
												Grade Factor(E)			
												0.50000			
												C & D Factor			
												0.00000			
												TOTAL RCN			
												51,203			
												% Good			
												0.41000			
												Market Adjustment Factor			
												0.80			
												Market Value Per Sq. Ft.			
												34.52			
												RCNLD			
												16,800			
												BUILDING ADJUSTMENTS			
												MarketAdjustment			
												MarketAdjustment			
												MarketAdjustment			
												0.80			
CODE		DESCRIPTION		COUNT		LTH		WTH		SIZE		UNIT PRICE		ORIG % COND	
RS1R		SHED-FRAME		1.000		10		10		100		0.00		0.00	
TOTAL OB/XF VALUE															
BLDG DIMENSIONS												=N28E42S28W42Area:1176;=N8E12S8W12Area:96;=WN10E28S10W28Area:280;TotalArea:1552			
LAND INFORMATION															
HIGHEST AND BEST USE		USE CODE		FRONTAGE		DEPTH		DEPTH / SIZE		COND FACT		INFLUENCES AND TOPOGRAPHY		LAND UNIT PRICE	
PRIMARY		01		0		0				1.0000		ROLLING/0		30,700.00	
TOTAL MARKET LAND DATA												0.59			
TOTAL PRESENT USE DATA															
3082611343 (1105331) Group:0												6/15/2021 5:32:45 PM.			

