

JOHNSON MATTHEW A.

422 LONMACK RD

NB: 100 NEW RIVER AREA

SPARTA, NC 28675

Property Location: 3667 US HWY 21 N

0.7800 AC

CARD NO. 1 of 1
TWP: GAP CIVIL
FIRE: SPARTA

DEED INFORMATION
DEED DATE: 3/2013
DEED BOOK/PAGE: 00357/0241

Parcel ID: 3062515547

Account: 7099

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 01/17/2020
EX- LAST ACTION 20210122

MARKET VALUE												CORRELATION OF VALUE				
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET				
Residential		R-RESIDENTIAL		FR	3-AVERAGE		D-	1962		1962		PARCEL VALUATION SUMMARY				
DWELLING DATA												BILLABLE LAND VALUE26,400				
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE17400				
	NO	WHT	10-COTTAGE	1-FRAME	1.0	4	3		1	1	0	TOTAL BILLABLE VALUE43,800				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT				
1-NONE/SLAB	1-NONE	NO	2-BASIC	1-NONE	9-WOOD STOVE	0.000		0.00	0.00		0.00	CODEDATENO.				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	SALES DATA				
		0/0		2-SAME		0.80000				902.00	902.00	OFF. RECORDDATEMOYRVALIDV/ISALES PRICE				
												00357024132013E I20,000				
SKETCH INFORMATION												BUILDING VALUATION SUMMARY				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price32710				
		ONE STY FRM						902				Plumbing0				
		OPN FRM PRCH						144				Additions1100				
NOTES												Unfin. Area0				
												Basement-4530				
												Attic0				
												Heat / AC Adj.0				
												FBLA0				
												Rec Room0				
												Fireplace0				
												Basement Garage0				
												SUBTOTAL50,625				
												Grade Factor(D-)0.70000				
												C & D Factor0.00000				
												TOTAL RCN50,625				
												% Good0.42000				
												Market Adjustment Factor0.80				
												Market Value Per Sq. Ft.48.56				
												RCNLD17,000				
												BUILDING ADJUSTMENTS				
												MarketAdjustment	MarketAdjustment	MarketAdjustment	0.80	
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	20	10	200	0.00	0.00		0.00	1962	0	0		0	
TOTAL OB/XF VALUE																
BLDG DIMENSIONS=N10W12N10E12N3E34S23W34Area:902;=E18S8W18N8Area:144;TotalArea:1046																
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			30,700.00	0.780	AC	0.000	33,833.33	26390		
TOTAL MARKET LAND DATA										0.78				26390		
TOTAL PRESENT USE DATA																
3062515547 (1055181) Group:0																
6/16/2021 2:38:35 AM.																

