

CROUSE WAIVE TRUST

C/O ROSE BAKER
5602 POPLAR HILL CT

GREENSBORO, NC 27407

NB: 500 GLADE CREEK AREA

Property Location: 646 PLEASANT HOME RD

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

DEED INFORMATION
DEED DATE: 1/1994
DEED BOOK/PAGE: 00172/0764

Parcel ID: 3092028523

Account: 4654
Reval Year: 2021 Tax Year: 2021

Appraised By RK on 11/20/2019
EX- LAST ACTION 20201103

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE								
Residential		R-RESIDENTIAL		GD	3-AVERAGE		C	1949		1949		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	LAND VALUE								
	NO		5-OLD STYLE	6-ALUM/VINYL	1.0	7	3			2	2	211,000								
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	DEFERRED LAND VALUE								
6-FULL	1-NONE	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		0.00	0.00		7.00	160,600								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	BILLABLE LAND VALUE								
		1/0		2-SAME						1,810.00	2,866.00	50,400								
SKETCH INFORMATION												PERMIT								
LOWER LEVEL	FIRST FLOOR			SECOND FLOOR			THIRD FLOOR			AREA	VALUE			CODE		DATE		NO.		
BSMNT	ONE STY FRM									1810				OFF. RECORD		SALES DATA		TYPE		
	OPN MSNRY PRCH									332				BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
	ONE STY FRM			ONE STY FRM						480				00172	0764	1	1994	Q	V	0
	WD DECK			ONE STY FRM						96				BUILDING VALUATION SUMMARY						
	WD DECK									240				Base Price						
	WD DECK									72				53710						
	WD DECK									48				Plumbing						
	OPN FRM PRCH									66				2800						
NOTES												Additions								
												Unfin. Area								
												0								
												Basement								
												0								
												Attic								
												0								
												Heat / AC Adj.								
												2040								
												FBLA								
												0								
												Rec Room								
												Fireplace								
												2330								
												Basement Garage								
												0								
												SUBTOTAL								
												246,428								
												Grade Factor(C)								
												1.00000								
												C & D Factor								
												0.00000								
												TOTAL RCN								
												246,428								
												% Good								
												0.59000								
												Market Adjustment Factor								
												0.00								
												Market Value Per Sq. Ft.								
												69.57								
												RCNLD								
												145,400								
												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	6	6	36	0.00	0.00	-	0.00	1949	0	0		0					
RS2R	SHED-METAL		1.000	12	12	144	0.00	0.00	-	0.00	1949	0	0		0					
AP3	POLE BRN-MTL 1 OPEN		1.000	30	25	750	0.00	0.00	-	0.00	1960	0	0		0					
AL1	LEAN TO		1.000	25	15	375	0.00	0.00	-	0.00	1960	0	0		0					
AP3	POLE BRN-MTL 1 OPEN		1.000	33	24	792	0.00	0.00	-	0.00	1970	0	0		0					
RC1R	CARPORT		1.000	20	20	400	0.00	0.00	-	0.00	1960	0	0		0					
TOTAL OB/XF VALUE																				
BLDG DIMENSIONS		(Levels1-2)=N42E51S18W8S16W10S4W15S4W18Area:3620;=N4E15N4E10N16E8S24W33Area:332;(Levels1-2)=N24E20S24W20Area:960;(Levels1-2)=N24E4S24W4Area:192;=N12E20S12W20Area:240;=N9E8S9W8Area:72;=N12E4S12W4Area:48;=N6E11S6W11Area:66;TotalArea:5530																		
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				25,400.00	1.000	AC	0.000	25,400.00	25400					
OPEN LAND	08	0	0	0.0000	1.0000	ROLLING/0				5,000.00	29.000	AC	0.000	5,425.86	157350					
FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0				5,000.00	3.600	AC	0.000	7,844.44	28240					
TOTAL MARKET LAND DATA											33.6				210990					
CU-PRIMARY	21		0	0	0.0000	5	1.0000			25,400.00	1.000	AC	0.000	25,400.00	25400					
AGR USE	41		0	0	0.0000	5	1.0000			835.00	29.000	AC	0.000	835.17	24220					
FOREST USE	42		0	0	0.0000	5	1.0000			229.00	3.600	AC	0.000	227.78	820					
TOTAL PRESENT USE DATA											33.6				50,440					
3092028523 (716091) Group:0																				
6/15/2021 5:29:30 PM.																				

