

ROCKLEDGE PARTNERS LLC

WATIA RD
535572

PLAT: / UNIQ ID 1055
ID NO:

Parcel ID: 6631-00-26-3664-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 03/03/2021 30800 ROCKLEDGE/NANTAHALA RIVER CLUB

COUNTY TAX (100)
30-NR-1796-WATIA / NRC - LOT 4

CARD NO. 1 of 1
1.6770 AC
TW-30 CI- FR-TN

SRC=
AT- LAST ACTION 20210303

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CRECENCE TO	MARKET			
0	97V	00														
BUILDING ADJUSTMENTS				% GOOD												
TOTAL ADJUSTMENT FACTOR	VACANT LAND															
TOTAL QUALITY INDEX	STYLE:															

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	90,000
TOTAL MARKET VALUE - CARD	90,000
TOTAL APPRAISED VALUE - CARD	90,000
TOTAL APPRAISED VALUE - PARCEL	90,000
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	90,000

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	OBXF VALUE	CODE	DATE	NO.
0	0			
90,000				
0				
0				
90,000				

SALES DATA							
OFF. RECORD	DATE	DEED			INDICATE		
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0393	0842	6	2011	WD	Q	V	145,000
0406	0971	11	2012	QC	I	V	0
0346	0671	5	2007		X	V	135,000

HEATED AREA

NOTES

GEN: GENERAL MEMO GEN: LO
T 4 GEN: GENERAL MEMO GEN
: LOT 4 GEN: GENERAL MEMO
GEN: LOT 4

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
SUBAREA																					
TOTALS				0																	

BLDG DIMENSIONS

LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL MOUNTAIN VIEW	0121		0	0	1.0000	0	1.0000	+00	+00	+00	+00	RP	90,000.00	1.000	LT	1.000	90,000.00	90000	0	1.6770 AC

TOTAL MARKET LAND DATA																		90000		
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TOTAL PRESENT USE DATA																				
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