SPARKS IVOR NOA & FENN-SPARKS, KELLY PATRICK & — **Parcel ID: 6631-00-70-2162-**

344 EUCHELLA BRANCH RD — PLAT: 00000/00000 UNIQ ID 1104 — SPLIT FROM ID

544034 — ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) — CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 — 30-NR-446-NANTAHALA COVE S/D LTS 21,22 — 5.0000 AC — SRC= Pictometry Review

Appraised By 05 on 03/12/2020 33900 NANTAHALA BIRD FALLS — TW-30 CI- FR-TN — **EX-** AT- LAST ACTION 20251103

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	09
Wood on Sheathing	18.00
Roofing Structure	03
Gable	7.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	4
Plywood Panel	16.00
Interior Floor Cover	12
Hardwood	10.00
Heating Fuel	04
Electric	2.00
Heating Type	02
Baseboard	2.00
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
2/1/0	7.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	89.000

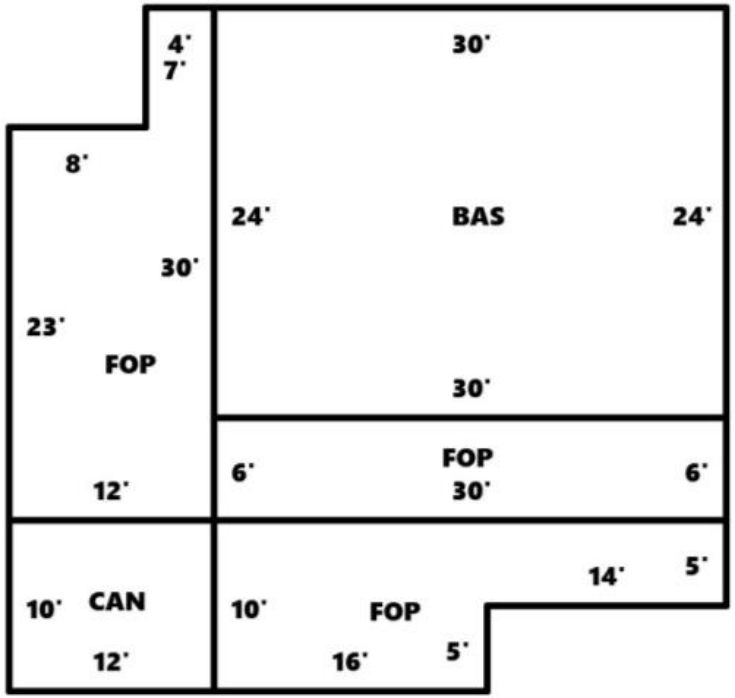
BUILDING ADJUSTMENTS			
Quality	2	BELOW AVERAGE	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.03
TOTAL ADJUSTMENT FACTOR			0.930
TOTAL QUALITY INDEX			83

MARKET VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	1,279	83	75.53	96603	1970	1970

DEPRECIATION	
NORM	0.51000
% GOOD	49.0

TYPE: SINGLE FAMILY RESIDENTIAL — Single Family Residential

STYLE: 1 - 1.0 STORY



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	47,340
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	58,380
TOTAL MARKET VALUE - CARD	105,720
TOTAL APPRAISED VALUE - CARD	105,720
TOTAL APPRAISED VALUE - PARCEL	105,720
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	105,720

PRIOR APPRAISAL	
BUILDING VALUE	47,340
OBXF VALUE	0
LAND VALUE	58,380
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	105,720

PERMIT			
CODE	DATE	NO.	

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0547	0018	10	2025	WD	C	I	0
0483	0207	10	2020	WD	C	I	0
0001	0076	7	1998		X	V	27,500

HEATED AREA 1,260

NOTES

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	720	100	54382
CAN	120	010	906
FOP	714	035	18883
OEB*	540	055	22432
SUBAREA TOTALS	2,094		96,603

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

BLDG DIMENSIONS BAS=S24E30N24W30Area:720;FOP=S6E30N6W30Area:180;FOP=S10E16N5E14N5W30Area:230;FOP=W4S7W8S23E12N30Area:304;CAN=S10E12N10W12Area:120;OEB=Area:540;TotalArea:2094

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	0100		0	0	2.6000	4	0.9500	+00 -05 +00 +00 +00	RG	12,500.00	1.000	AC	2.470	30,875.00	30875	0	
WOODED ACREAGE	0160		0	0	1.3200	4	0.9500	+00 -05 +00 +00 +00	RG	5,500.00	4.000	AC	1.250	6,875.00	27500	0	
TOTAL MARKET LAND DATA											5				58375		
TOTAL PRESENT USE DATA																	