SPARKS IVOR NOA & FENN-SPARKS, KELLY PATRICK & **Parcel ID: 6631-00-70-5239-**

347 EUCHELLA BRANCH RD PLAT: 00000/00000 UNIQ ID 1106 SPLIT FROM ID

544034 ID NO:

COUNTY TAX (100) CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 30-NR-447-F-NANTAHALA COVE S/D LT 20 2.5000 AC SRC= Permit

Appraised By 05 on 10/12/2020 33900 NANTAHALA BIRD FALLS TW-30 CI- FR-TN **EX-** AT- LAST ACTION 20260211

CONSTRUCTION DETAIL	
Foundation	4
Spread Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	5.00
Exterior Walls	07
Cement Fiber Siding	22.00
Roofing Structure	14
VAULT/TREY	12.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	5
Drywall/Sheetrock	23.00
Interior Floor Cover	20
Engineer Floor	7.00
Heating Fuel	04
Electric	2.00
Heating Type	15
Wood Stove	2.00
Air Conditioning Type	06
Mini-Split	4.00
Bedrooms/Bathrooms/Half-Bathrooms	
2/2/0	11.000
Bedrooms	
BAS - 1 FUS - 1 LL - 0	
Bathrooms	
BAS - 1 FUS - 1 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	108.000

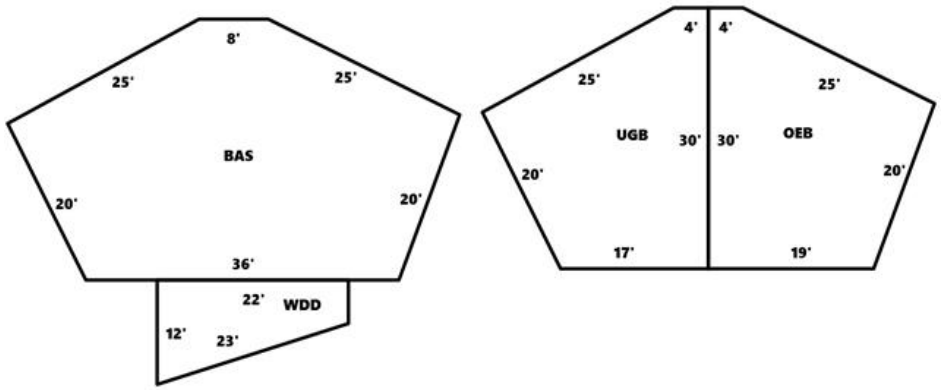
BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	3	Slight Irregular	1.05
Size	Size	Size	0.97
TOTAL ADJUSTMENT FACTOR			1.020
TOTAL QUALITY INDEX			110

MARKET VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
01R	01	1,665	110	100.10	166667	2022	2019	

DEPRECIATION	
UC	0.50000
% GOOD	50.0

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL Single Family Residential

STYLE: 5 - RANCH W/BASEMENT



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	83,330
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	43,830
TOTAL MARKET VALUE - CARD	127,160
TOTAL APPRAISED VALUE - CARD	127,160
TOTAL APPRAISED VALUE - PARCEL	127,160
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	127,160

PRIOR APPRAISAL	
BUILDING VALUE	66,670
OBXF VALUE	0
LAND VALUE	43,830
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	110,500

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	V	0
0251	0128	11	2001		X	V	0

HEATED AREA 1,752

NOTES

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	1,160	100	116116
OEB	592	055	32633
UGB	567	025	14214
WDD	187	020	3704
SUBAREA TOTALS	2,506		166,667

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=E8SE@26.57-24.6SW@69.78-20.25W36NW@63.43-20.12NE@28.61-25.06Area:1160;UGB=N30W4SW@28.61-25.06SE@63.43-20.12NE@-17Area:567;OEB=NE@69.78-20.25NW@26.57-24.6W4S30SE@-19Area:592;WDD=SW@17.65-23.09N12E22S5Area:187;TotalArea:2506

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	
OPEN ACREAGE	0150		0	0	1.6520	4	0.9500	+00 -05 +00 +00 +00	RG	5,500.00	1.500	AC	1.570	8,635.00	12953	0	
TOTAL MARKET LAND DATA											2.5				43828		
TOTAL PRESENT USE DATA																	