

CANADY JOSEPH E & CANADY RAMONA

237 BILTMORE CIRCLE
542817

PLAT: 00001/0218A UNIQ ID 39389
ID NO:

Parcel ID: 6641-00-24-8421-

SPLIT FROM ID 1745

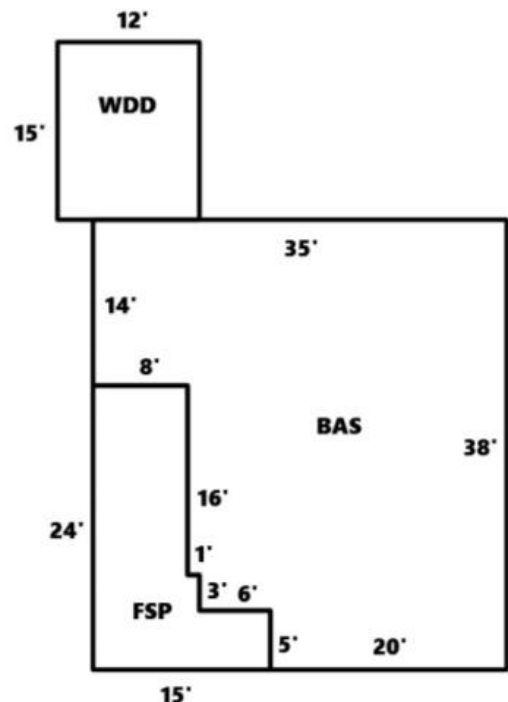
Reval Year: 2021 Tax Year: 2027
Appraised By: 07 on 11/12/2020 31600 NANTAHAL VILLAGE/VILLAGE COVE

CARD NO. 1 of 1
0.4100 AC
TW-30 CI- FR-TN

SRC= Pictometry Review
AT- LAST ACTION 20240222

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE			
FOUNDATION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	0.26000	CREDENCE TO		MARKET	
Foundation	01	01	1,228	121	110.11	137615	1995	1985	74.0			CREDESCENCE TO		MARKET	
Continuous/Footing												DEPR. BUILDING VALUE - CARD		101,840	
Sub Floor System												DEPR. OB/XF VALUE - CARD		2,280	
Plywood												MARKET LAND VALUE - CARD		30,000	
Exterior Walls												TOTAL MARKET VALUE - CARD		134,120	
Cedar,Redwood or D-Log Siding												TOTAL APPRAISED VALUE - CARD		134,120	
Roofing Structure												TOTAL APPRAISED VALUE - PARCEL		134,120	
Gable												TOTAL PRESENT USE VALUE - LAND		0	
Roofing Cover												TOTAL VALUE DEFERRED - PARCEL		0	
Asphalt/Composition Shingle												TOTAL TAXABLE VALUE - PARCEL \$		134,120	
Interior Wall Construction												PRIOR APPRAISAL			
Drywall/Sheetrock												PERMIT			
Interior Floor Cover												BUILDING VALUE		101,840	
Hardwood												OBXF VALUE		2,280	
Heating Fuel												LAND VALUE		30,000	
Gas												PRESENT USE VALUE		0	
Heating Type												DEFERRED VALUE		0	
Forced Air - Ducted												TOTAL VALUE		134,120	
Air Conditioning Type												SALES DATA			
Central												OFF. RECORD			
Bedrooms/Bathrooms/Half-Bathrooms												DATE			
2/2/0												DEED			
Bedrooms												TYPE			
BAS - 2 FUS - 0 LL - 0												O/U			
Bathrooms												V/I			
BAS - 2 FUS - 0 LL - 0												INDICATE			
Half-Bathrooms												SALES PRICE			
BAS - 0 FUS - 0 LL - 0												HEATED AREA 1,100			
Office												NOTES			
BAS - 0 FUS - 0 LL - 0												GEN: GENERAL MEMO GEN: LO			
TOTAL POINT VALUE												T 2 GEN: GENERAL MEMO GEN			
108.000												: LOT 2 GEN: GENERAL MEMO			
BUILDING ADJUSTMENTS												GEN: LOT 2			
Quality	3		AVERAGE	1.00											
Shape/Design	3		Slight Irregular	1.05											
Size	Size	Size		1.07											
TOTAL ADJUSTMENT FACTOR				1.120											
TOTAL QUALITY INDEX				121											

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 STORY



PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	101,840	CODE	DATE NO.
OBXF VALUE	2,280		
LAND VALUE	30,000		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	134,120		
SALES DATA			
OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	O/U V/I SALES PRICE
0468 1044	6 2019	WD	Q I 134,500
0528 0098	2 2024	WD	B I 235,000
HEATED AREA 1,100			
NOTES			
GEN: GENERAL MEMO GEN: LO			
T 2 GEN: GENERAL MEMO GEN			
: LOT 2 GEN: GENERAL MEMO			
GEN: LOT 2			

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
BAS	1,100	100	121121	19	C	SPA/TUB	1.000	0	0	1	6,500.00	100.00			2008	2008	S5		35	2275		
FSP	230	040	10130																			
WDD	180	020	3964																			
TOTAL OB/XF VALUE																					2275	
FIREPLACE 2 - Prefab																						
SUBAREA TOTALS																						
BLDG DIMENSIONS				BAS=N38W35S14E8S16E1S3E6S5E20Area:1100;WDD=N15W12S15E12Area:180;FSP=N24E8S16E1S3E6S5W15Area:230;TotalArea:1510																		

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		RP	30,000.00	1.000	LT	1.000	30,000.00	30000		
TOTAL MARKET LAND DATA																30000	
TOTAL PRESENT USE DATA																	