

CATHART CREATIVE ENTERPRISES LLC NC

180 VALLEY LN
542838

PLAT: 00004/02030 UNIQ ID 1749
ID NO:

Parcel ID: 6641-00-25-1400-

SPLIT FROM ID

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

COUNTY TAX (100), RESIDENTIAL FEE (1)

30-NB-4440-AB-VILLAGE PRESERVE@NANTA VIL LT 55

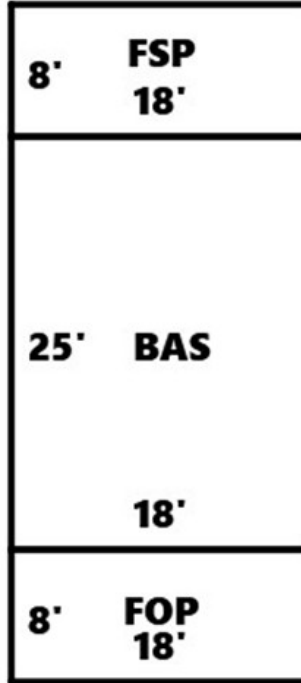
CARD NO. 1 of 1
0.2200 AC
TW-30 CI- FR-TN

SRC= Owner
AT- LAST ACTION 20260127

| CONSTRUCTION DETAIL | | | | MARKET VALUE | | | | DEPRECIATION | | | | CORRELATION OF VALUE | | | |
|-----------------------------------|------|---------------|-----------|--------------|-----------|-------|------|--------------|--------|---------|-------------|----------------------|---------|--|--|
| FOUNDATION | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | NORM | | CRECENCE TO | MARKET | | | |
| Foundation | 01 | 01 | 558 | 153 | 139.23 | 77691 | 2000 | 1948 | % GOOD | 0.21000 | 79.0 | CRECENCE TO | MARKET | | |
| Continuous/Footing | | | | | | | | | | | | | | | |
| Sub Floor System | | | | | | | | | | | | | | | |
| Plywood | | | | | | | | | | | | | | | |
| Exterior Walls | | | | | | | | | | | | | | | |
| Board & Batten (12" Boardsd) | | | | | | | | | | | | | | | |
| Roofing Structure | | | | | | | | | | | | | | | |
| Gable | | | | | | | | | | | | | | | |
| Roofing Cover | | | | | | | | | | | | | | | |
| Metal, Pre-Finish | | | | | | | | | | | | | | | |
| Interior Wall Construction | | | | | | | | | | | | | | | |
| Wood/T&G | | | | | | | | | | | | | | | |
| Interior Floor Cover | | | | | | | | | | | | | | | |
| Hardwood | | | | | | | | | | | | | | | |
| Heating Fuel | | | | | | | | | | | | | | | |
| Electric | | | | | | | | | | | | | | | |
| Heating Type | | | | | | | | | | | | | | | |
| Mini Split/HP W/Unit | | | | | | | | | | | | | | | |
| Air Conditioning Type | | | | | | | | | | | | | | | |
| Mini-Split | | | | | | | | | | | | | | | |
| Bedrooms/Bathrooms/Half-Bathrooms | | | | | | | | | | | | | | | |
| 1/1/0 | | | | | | | | | | | | | | | |
| Bedrooms | | | | | | | | | | | | | | | |
| BAS - 1 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 | | | | | | | | | | | | | | | |
| TOTAL POINT VALUE | | | | | | | | | | | | | 107.000 | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | |
| Quality | 4 | ABOVE AVERAGE | 1.10 | | | | | | | | | | | | |
| Shape/Design | 2 | Rectangle | 1.00 | | | | | | | | | | | | |
| Size | Size | Size | 1.30 | | | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | | | | | | | | | | | | 1.430 | | | |
| TOTAL QUALITY INDEX | | | | | | | | | | | | 153 | | | |

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 STORY

Single Family Residential



| DEPR. BUILDING VALUE - CARD | | | | DEPR. OB/XF VALUE - CARD | | | | MARKET LAND VALUE - CARD | | | | TOTAL MARKET VALUE - CARD | | | |
|---|------|------|----------|--------------------------------|-----|-----|-------------|--------------------------------|--|--|--|-------------------------------|--|--|--|
| | | | | | | | | 45,000 | | | | 106,380 | | | |
| | | | | | | | | 106,380 | | | | 106,380 | | | |
| | | | | | | | | 0 | | | | 0 | | | |
| | | | | | | | | 106,380 | | | | 106,380 | | | |
| TOTAL APPRAISED VALUE - CARD | | | | TOTAL APPRAISED VALUE - PARCEL | | | | TOTAL PRESENT USE VALUE - LAND | | | | TOTAL VALUE DEFERRED - PARCEL | | | |
| | | | | | | | | 0 | | | | 0 | | | |
| | | | | | | | | 106,380 | | | | 106,380 | | | |
| TOTAL TAXABLE VALUE - PARCEL \$ | | | | PRIOR APPRAISAL | | | | PERMIT | | | | | | | |
| | | | | BUILDING VALUE 60,610 | | | | CODE DATE NO. | | | | | | | |
| | | | | OBXF VALUE 0 | | | | | | | | | | | |
| | | | | LAND VALUE 45,000 | | | | | | | | | | | |
| | | | | PRESENT USE VALUE 0 | | | | | | | | | | | |
| | | | | DEFERRED VALUE 0 | | | | ROUT: WTRSHD: | | | | | | | |
| | | | | TOTAL VALUE 105,610 | | | | | | | | | | | |
| SALES DATA | | | | | | | | | | | | | | | |
| OFF. RECORD | DATE | DEED | INDICATE | | | | | | | | | | | | |
| BOOK | PAGE | MO | YR | TYPE | O/U | V/I | SALES PRICE | | | | | | | | |
| 0509 | 0564 | 6 | 2022 | WD | Q | I | 185,000 | | | | | | | | |
| 0438 | 0944 | 5 | 2016 | WD | Q | I | 65,000 | | | | | | | | |
| 0528 | 0538 | 2 | 2024 | WD | E | I | 0 | | | | | | | | |
| 0396 | 0379 | 10 | 2011 | SWD | E | I | 0 | | | | | | | | |
| 0345 | 0228 | 4 | 2007 | | X | V | 110,000 | | | | | | | | |
| 0338 | 0948 | 1 | 2007 | | X | V | 0 | | | | | | | | |
| HEATED AREA 450 | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | |
| New Carport not placed FTY 26 Recheck GS/MD | | | | | | | | | | | | | | | |

| SUBAREA | | | | CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE | |
|-----------------------|-----|-----|--------|------|---------|--------------------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|-----|---------|-----|--------|-------------------|--|
| BAS | 450 | 100 | 62654 | | | TOTAL OB/XF VALUE | | | | | | | | | | | | | | | |
| FOP | 144 | 035 | 6962 | | | | | | | | | | | | | | | | | | |
| FSP | 144 | 040 | 8075 | | | | | | | | | | | | | | | | | | |
| SUBAREA TOTALS | 738 | | 77,691 | | | | | | | | | | | | | | | | | | |

BLDG DIMENSIONS BAS=W18N25E18S25Area:450;FOP=S8W18N8E18Area:144;FSP=N8W18S8E18Area:144;TotalArea:738

| 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 | 1.0000 | 0 | 1.0000 | POND VIEW | RG | 45,000.00 | 1.000 | LT | 1.000 | 45,000.00 | 45000 | 0 | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | | | | | | 45000 | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |
| 6641-00-25-1400- | | | | | | | | | | | | | | | | | |

5/18/2026 5:44:46 AM.