

**ROUMELCO PROPERTIES INC**

70 VALLEY LANE  
536871

PLAT: 00004/04454 UNIQ ID 40457  
ID NO:

**Parcel ID: 6641-00-25-4305-**

SPLIT FROM ID 1758

Reval Year: 2021 Tax Year: 2027  
Appraised By 05 on 09/23/2025 31600 NANTAHAL VILLAGE/VILLAGE COVE

COUNTY TAX (100), RESIDENTIAL FEE (1)  
30-NB-4440-AB-NANT VILLAGE INN LT 9

CARD NO. 1 of 1  
0.1500 AC  
TW-30 CI- FR-TN

SRC= Permit  
AT- LAST ACTION 20251002

CONSTRUCTION DETAIL										MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	0.01000	CREDESCENCE TO	MARKET			

Foundation	3											
Continuous/Footing	5.00	01	01	1,071	130	118.30	126700	2025	2025	99.0		
Sub Floor System	4											
Plywood	8.00											
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	12											
Hardwood	10.00											
Heating Fuel	04											
Electric	2.00											
Heating Type	13											
Mini Split/HP W/Unit	3.00											
Air Conditioning Type	06											
Mini-Split	4.00											
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0											
	11.000											
Bedrooms												
BAS - 2 FUS - 0 LL - 0												
Bathrooms												
BAS - 2 FUS - 0 LL - 0												
Half-Bathrooms												
BAS - 0 FUS - 0 LL - 0												
Office												
BAS - 0 FUS - 0 LL - 0	0											
<b>TOTAL POINT VALUE</b>	<b>114.000</b>											

TYPE: SINGLE FAMILY RESIDENTIAL  
STYLE: 3 - 2.0 STORIES

Single Family Residential

<b>DEPR. BUILDING VALUE - CARD</b>	125,430
<b>DEPR. OB/XF VALUE - CARD</b>	
<b>MARKET LAND VALUE - CARD</b>	35,100
<b>TOTAL MARKET VALUE - CARD</b>	160,530
<b>TOTAL APPRAISED VALUE - CARD</b>	160,530
<b>TOTAL APPRAISED VALUE - PARCEL</b>	160,530

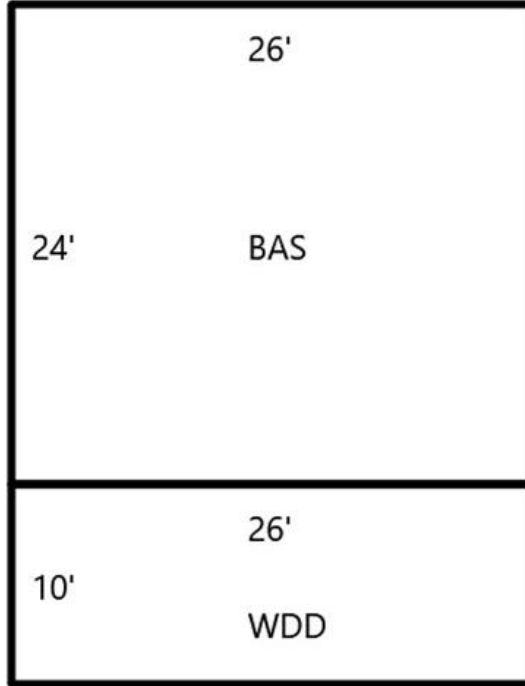
<b>TOTAL PRESENT USE VALUE - LAND</b>	0
<b>TOTAL VALUE DEFERRED - PARCEL</b>	0
<b>TOTAL TAXABLE VALUE - PARCEL \$</b>	160,530

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	OBXF VALUE	CODE	DATE NO.
0	0		
0	0		
0	0		
0	0		
0	0		
0	0		
0	0		
0	0		
0	0		
0	0		

SALES DATA			
OFF. RECORD BOOK	DATE MO	DEED TYPE	INDICATE SALES PRICE

HEATED AREA 1,248

NOTES	
HOME C/O 06-26-25	



BUILDING ADJUSTMENTS			
Quality	4	ABOVE AVERAGE	1.10
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.04
TOTAL ADJUSTMENT FACTOR	1.140		
TOTAL QUALITY INDEX	130		

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	624	100	73819			<b>TOTAL OB/XF VALUE</b>															
OEB*	624	055	40577																		
WDD	260	020	6152																		
WDD*	260	020	6152																		
<b>SUBAREA TOTALS</b>	<b>1,768</b>		<b>126,700</b>																		

BLDG DIMENSIONS|BAS=E26S24W26N24Area:624;WDD=S10E26N10W26Area:260;OEB=Area:624;WDD=Area:260;TotalArea:1768

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	4.0000	4	1.9500	+00 -05 +100 +00 +00 RESORT/POND	RG	30,000.00	0.150	AC	7.800	234,000.00	35100		
<b>TOTAL MARKET LAND DATA</b>											0.15			35100			
<b>TOTAL PRESENT USE DATA</b>																	

6641-00-25-4305-

5/18/2026 7:13:10 AM.