PRIDE BIBI BLACK — **Parcel ID: 6641-00-33-3911-**

260 SMOKY VIEW DR — PLAT: 00000/00000 UNIQ ID 1789 — SPLIT FROM ID

540845 — ID NO:

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

Reval Year: 2021 Tax Year: 2027 — 30-NR-2069-A-SMOKY VIEW NANTAHALA VILLAGE S LT 4&5 — 0.6050 AC — SRC= Estimated

Appraised By 09 on 07/29/2021 31600 NANTAHAL VILLAGE/VILLAGE COVE — TW-30 CI- FR-TN — **EX-** AT- LAST ACTION 20220426

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	16
Wood Shingle/Bark/Log	30.00
Roofing Structure	03
Gable	7.00
Roofing Cover	03
Asphalt/Composition Shingle	8.00
Interior Wall Construction	5
Drywall/Sheetrock	26.00
Interior Wall Construction	7
Wood/T&G	0.00
Interior Floor Cover	14
Carpet	9.00
Heating Fuel	03
Gas	2.00
Heating Type	04
Forced Air - Ducted	4.00
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/2/0	12.000
Bedrooms	
BAS - 1 FUS - 2 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	111.000

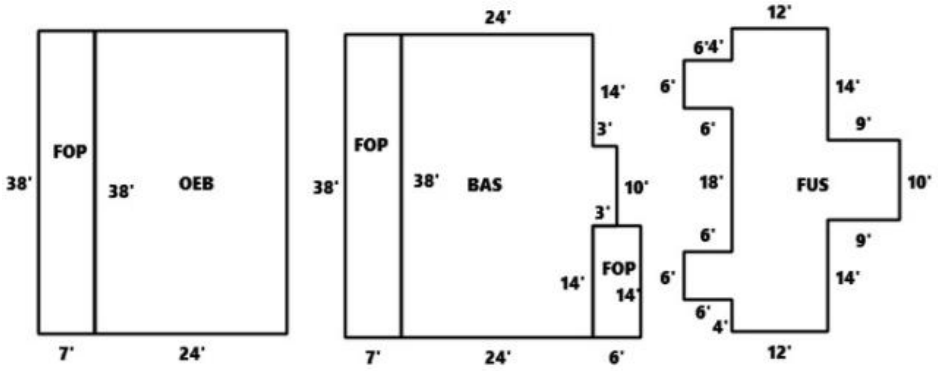
BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	4	Moderate Irregular	1.10
TOTAL ADJUSTMENT FACTOR			1.100
TOTAL QUALITY INDEX			122

MARKET VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	2,216	122	111.02	251020	1999	1989

DEPRECIATION	
NORM	0.22000
% GOOD	78.0

TYPE: SINGLE FAMILY RESIDENTIAL — Single Family Residential

STYLE: 2 - 1.5 STORIES



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	195,800
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	30,000
TOTAL MARKET VALUE - CARD	225,800
TOTAL APPRAISED VALUE - CARD	225,800
TOTAL APPRAISED VALUE - PARCEL	225,800
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	225,800

PRIOR APPRAISAL	
BUILDING VALUE	195,800
OBXF VALUE	0
LAND VALUE	30,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	225,800

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0507	0050	4	2022	SW	X	V	0
0498	1037	10	2021	SW	C	I	0
0495	0788	7	2021	SW	E	I	0
0327	0253	4	2006		X	V	400,000

HEATED AREA 2,472

NOTES

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	942	100	104581
FOP	616	035	23980
FUS	618	090	61727
OEB	912	055	55732
FIREPLACE	4 - 2 Sty Sng/1 Sty Dbl		5,000
SUBAREA TOTALS	3,088		251,020

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=W24N38E24S14E3S10W3S14Area:942;FOP=W7N38E7S38Area:266;FOP=E6N14W6S14Area:84;OEB=E24S38W24N38Area:912;FOP=W7N38E7S38Area:266;FUS=N14W12S4W6S6E6S18W6S6E6S4E12N14E9N10W9Area:618;TotalArea:3088

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	SZE-TOPO	RG	30,000.00	1.000	LT	1.000	30,000.00	30000	0	
TOTAL MARKET LAND DATA															30000		
TOTAL PRESENT USE DATA																	