

FERRARO TERESA L & FERRARO JOSEPH F

BREEDLOVE RD
541783

PLAT: 00004/03864 UNIQ ID 39856
ID NO:

Parcel ID: 6673-04-73-2064-
SPLIT FROM ID 38339

Reval Year: 2021 Tax Year: 2027
Appraised By 09 on 12/10/2021 25300 JENKINS BRANCH/ROCKY FACE/FOX RUN RDG

COUNTY TAX (100)
20-OR-2422-BRYSON CITY PRESERVE PH 2 LT 10

CARD NO. 1 of 1
3.2100 AC
TW-20 CI- FR-TK

SRC= Estimated
AT- LAST ACTION 20220913

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE								
TOTAL POINT VALUE	0	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	CREDENCE TO	MARKET						
BUILDING ADJUSTMENTS		97V	00							% GOOD									
TOTAL ADJUSTMENT FACTOR	0	VACANT LAND										DEPR. BUILDING VALUE - CARD		0					
TOTAL QUALITY INDEX	0	STYLE:										DEPR. OB/XF VALUE - CARD							
												MARKET LAND VALUE - CARD		29,650					
												TOTAL MARKET VALUE - CARD		29,650					
												TOTAL APPRAISED VALUE - CARD		29,650					
												TOTAL APPRAISED VALUE - PARCEL		29,650					
												TOTAL PRESENT USE VALUE - LAND		0					
												TOTAL VALUE DEFERRED - PARCEL		0					
												TOTAL TAXABLE VALUE - PARCEL \$		29,650					
												PRIOR APPRAISAL		PERMIT					
												BUILDING VALUE	0	CODE	DATE	NO.			
												OBXF VALUE	0						
												LAND VALUE	29,650						
												PRESENT USE VALUE	0						
												DEFERRED VALUE	0	ROUT: WTRSHD:					
												TOTAL VALUE	29,650						
												SALES DATA							
												OFF. RECORD	DATE		DEED			INDICATE	
												BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
												0511	1001	8	2022	WD	Q	V	120,000
												0004	3864	12	2021	PL	X	V	0
												HEATED AREA							
												NOTES							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
SUBAREA TOTALS		0		TOTAL OB/XF VALUE																		
BLDG DIMENSIONS																						
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			
WOODED ACREAGE	0160		0	0	1.4920	4	1.0000	+00 +00 +00 +00 +00			RP	6,200.00	3.210	AC	1.490	9,238.00	29654					
TOTAL MARKET LAND DATA												3.21					29654					
TOTAL PRESENT USE DATA																						
6673-04-73-2064-																						
8/29/2026 9:38:27 AM.																						