

**GREEN STEPHEN KENDRICK (JT W/ROS) & ALDOLPHSEN PIA ALEXIA (JT W/ROS)**

**Parcel ID: 6673-04-73-5536-**

BREEDLOVE RD  
541479

PLAT: 00004/03863 UNIQ ID 39852  
ID NO:

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 1 LT 2

CARD NO. 1 of 1  
4.0600 AC  
TW-20 CI- FR-TK

SRC= Estimated  
AT- LAST ACTION 20220506

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													
TOTAL QUALITY INDEX	0	STYLE:													
												DEPR. BUILDING VALUE - CARD		0	
												DEPR. OB/XF VALUE - CARD			
												MARKET LAND VALUE - CARD		35,240	
												TOTAL MARKET VALUE - CARD		35,240	
												TOTAL APPRAISED VALUE - CARD		35,240	
												TOTAL APPRAISED VALUE - PARCEL		35,240	
												TOTAL PRESENT USE VALUE - LAND		0	
												TOTAL VALUE DEFERRED - PARCEL		0	
												TOTAL TAXABLE VALUE - PARCEL \$		35,240	
PRIOR APPRAISAL				PERMIT											
BUILDING VALUE	0	CODE	DATE	NO.											
OBXF VALUE	0														
LAND VALUE	35,240														
PRESENT USE VALUE	0														
DEFERRED VALUE	0	ROUT: WTRSHD:													
TOTAL VALUE	35,240														
SALES DATA															
OFF. RECORD	DATE	DEED	INDICATE												
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE								
0507	0453	4	2022	WD	Q	V	147,500								
0004	3863	12	2021	PL	X	V			0						
0409	0632	2	2013	WD	F	I			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	1.3950	4	1.0000	+00 +00 +00 +00 +00	RP	6,200.00	4.060	AC	1.400	8,680.00	35241		
TOTAL MARKET LAND DATA											4.06			35241			
TOTAL PRESENT USE DATA																	

6673-04-73-5536-

5/18/2026 3:44:28 AM.