

BRYSON AV 511733	COUNTY TAX (100), COMMERCIAL FEE (1) 10-IB-5623-BRYSON AVE OFFICE1.50 Appraised By 07 on 10/01/2020 10400 DOWNTOWN BRYSON CITY	PLAT: 00000/00000 UNIQ ID 7530 Tangles Tan & Hair Salon ID NO: CARD NO. 1 of 1 0.1200 AC TW-10 CI- FR-BC	SPLIT FROM ID															
Reval Year: 2021 Tax Year: 2027		SRC= Pictometry Review AT- LAST ACTION 20201106																
CONSTRUCTION DETAIL		MARKET VALUE	DEPRECIATION	CORRELATION OF VALUE														
Foundation	3	USE MOD Eff. Area QUAL BASE RATE RCN EYB AYB	NORM 0.47000	CREDENCE TO MARKET														
Continuous/Footing	4.00	46 07 2,179 143 109.40 238383 1995 1960 % GOOD	53.0	DEPR. BUILDING VALUE - CARD 126,340														
Sub Floor System	4	TYPE: Barber/Beauty Shop Commercial		DEPR. OB/XF VALUE - CARD 1,200														
Plywood	10.00	STYLE: 1 - 1.0 STORY		MARKET LAND VALUE - CARD 72,240														
Exterior Walls	13			TOTAL MARKET VALUE - CARD 199,780														
Stucco on Tile or Wood Frame	24.00			TOTAL APPRAISED VALUE - CARD 199,780														
Roofing Structure	07			TOTAL APPRAISED VALUE - PARCEL 199,780														
Wood Truss	8.00			TOTAL PRESENT USE VALUE - LAND 0														
Roofing Cover	12			TOTAL VALUE DEFERRED - PARCEL 0														
Metal, Pre-Finish	7.00			TOTAL TAXABLE VALUE - PARCEL \$ 199,780														
Interior Wall Construction	5			PRIOR APPRAISAL														
Drywall/Sheetrock	16.00			PERMIT														
Interior Floor Cover	07			BUILDING VALUE 126,340														
Vinyl Tile/Rubber/Cork	8.00			OBXF VALUE 1,200														
Interior Floor Cover	14			LAND VALUE 72,240														
Carpet	0.00			PRESENT USE VALUE 0														
Heating Fuel	04			DEFERRED VALUE 0 ROUT: WTRSHD:														
Electric	2.00			TOTAL VALUE 199,780														
Heating Type	10			SALES DATA														
Heat Pump	6.00			OFF. RECORD														
Air Conditioning Type	03			BOOK PAGE MO YR DEED TYPE Q/U V/I INDICATE SALES PRICE														
Central	5.00			0336 0660 10 2006 X V 0														
Commercial Heat & Air	2			0269 0061 2 2003 X V 87,000														
Packaged Units	0.00			0248 0638 9 2001 X V 0														
Structural Frame	02			0001 0923 8 1997 X V 90,000														
Wood Frame	6.00			BUILDING AREA 2,055														
Ceiling & Insulation	07			NOTES														
Not Suspended - Ceiling and Wall Insulated	7.00			BUSN: BUSINESS NAME BUSN: TANGLES BUSN: TAN & HAIR SALON BH BUSN: BUSINESS NAME BUSN: TANGLES BUSN:														
Half-Bathrooms																		
BAS - 0 FUS - 0 LL - 0																		
Plumbing Fixtures																		
10.00	11.000																	
Office																		
BAS - 0 FUS - 0 LL - 0	0																	
TOTAL POINT VALUE	114.000																	
BUILDING ADJUSTMENTS																		
Quality	3 Average	1.00																
Shape/Design	5 Irregular	1.15																
Size	Size Size	1.09																
TOTAL ADJUSTMENT FACTOR	1.250																	
TOTAL QUALITY INDEX	143																	
SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS	09 C ASP PAVING	1.000	0	0	2,000	3.00	100.00	-		2000	2000	S5		20	1200
BAS	2,055	100	224817															
FOP	311	040	13566															