GREENE JUSTIN **Parcel ID: 6674-19-60-1391-**

28 EVERETT ST PLAT: 00002/0806b UNIQ ID 11608 SPLIT FROM ID

542766 LAW OFFICE- MOODY & GREENE ID NO:

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

Reval Year: 2021 Tax Year: 2027 10-IB-4366C-EVERETTE ST OFFICE1 0.0200 AC SRC= Owner

Appraised By 07 on 10/01/2020 10400 DOWNTOWN BRYSON CITY TW-10 CI- FR-BC **EX-** AT- LAST ACTION 20250506

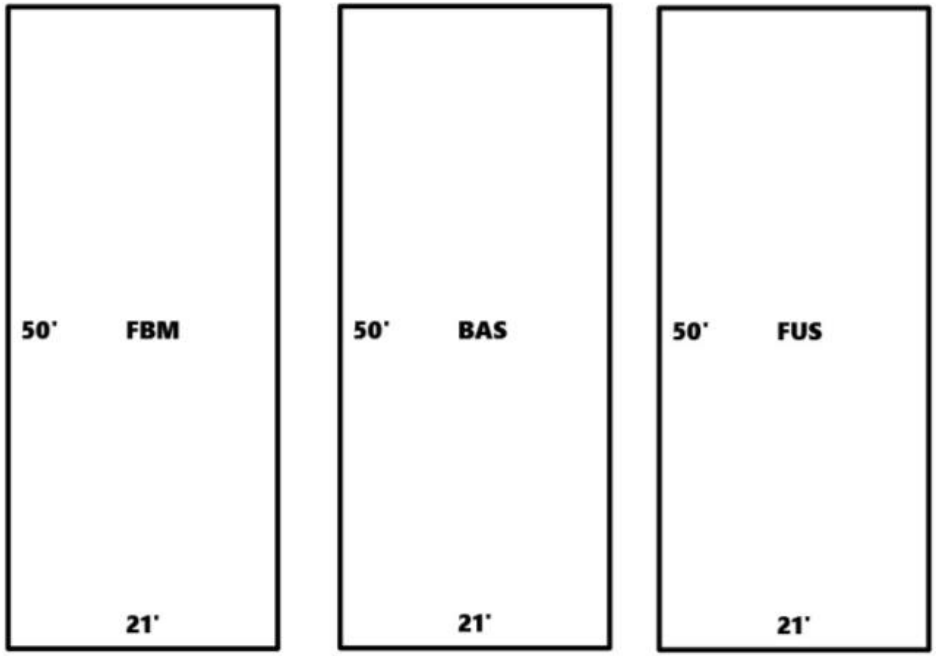
CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	4.00
Sub Floor System	5
Wood	10.00
Exterior Walls	21
Face Brick	25.00
Roofing Structure	07
Wood Truss	7.00
Roofing Cover	04
Built Up Tar and Gravel	3.00
Interior Wall Construction	4
Plywood Panel	14.00
Interior Floor Cover	14
Carpet	5.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	5.00
Air Conditioning Type	03
Central	6.00
Structural Frame	04
Masonry	6.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	4.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures	
4.00	4.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	95.000

BUILDING ADJUSTMENTS			
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.09
TOTAL ADJUSTMENT FACTOR			1.090
TOTAL QUALITY INDEX			104

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
17	04	2,678	104	115.96	310541	1985	1909

TYPE: Office
STYLE: 3 - 2.0 STORIES



DEPRECIATION

	AP	0.08000
	NORM	0.52000
% GOOD		40.0

Office Construction

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	124,220
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	66,820
TOTAL MARKET VALUE - CARD	191,040
TOTAL APPRAISED VALUE - CARD	191,040
TOTAL APPRAISED VALUE - PARCEL	191,040
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	191,040

PRIOR APPRAISAL	
BUILDING VALUE	149,060
OBXF VALUE	0
LAND VALUE	66,820
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	215,880

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0527	0052	1	2024	WD	Q	I	175,000
0456	0234	3	2018	TD	C	I	0
0001	0707	1	2006		X	V	0

BUILDING AREA 3,150

NOTES

2025 INFORMAL APPEAL/ADDED AP08 TO BUILDING
BUSN: LAW OFFICE MEMO: RO
OF-FLAT T&G/PANEL CARPET
/ AC HP/BSMT 100% FIN/PB
MEMO: FAMILY TRUST DEED

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	1,050	100	121758
FBM	1,050	060	73055
FUS	1,050	095	115728
SUBAREA TOTALS	3,150		310,541

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=N50E21S50W21Area:1050;FUS=N50E21S50W21Area:1050;FBM=N50E21S50W21Area:1050;TotalArea:3150

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
OFFICE	0400		21	74	0.7400	2	1.0000		PS	4,300.00	21.000	FF	0.740	3,182.00	66822	0	
TOTAL MARKET LAND DATA															66822		
TOTAL PRESENT USE DATA																	