

**TRANSYLVANIA COUNTY**

**Ashe Randall E**

172 LITTLE EYGP RTD  
70361700

Return/Appeal Notes: Parcel: **8564-52-7189-000**

PLAT: / UNIQ ID 17684  
ID NO: T292 00202 03 MS.19

COUNTY TAX (100), ROSMAN FIRE TAX (100)  
Reval Year: 2021 Tax Year: 2022 OFF US HWY 64  
Appraised by 14 on 01/01/2021 30100 30100

CARD NO. 1 of 1  
8.0500 AC SRC=  
TW-03 CI- FR- EX- AT- LAST ACTION 20210212

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE			
Foundation - 3		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.36000	CREDENCE TO MARKET			
Continuous Footing	5.00	01	01	1,794	125	117.50	217297	1985	1970	% GOOD	64.0	<b>DEPR. BUILDING VALUE - CARD</b> 139,070			
Sub Floor System - 4												<b>DEPR. OB/XF VALUE - CARD</b> 1,370			
Plywood	9.00											<b>MARKET LAND VALUE - CARD</b> 79,210			
Exterior Walls - 21												<b>TOTAL MARKET VALUE - CARD</b> 219,650			
Face Brick	35.00											<b>TOTAL APPRAISED VALUE - CARD</b> 219,650			
Roofing Structure - 03												<b>TOTAL APPRAISED VALUE - PARCEL</b> 219,650			
Gable	8.00											<b>TOTAL PRESENT USE VALUE - PARCEL</b> 0			
Roofing Cover - 12												<b>TOTAL VALUE DEFERRED - PARCEL</b> 0			
Mod Metal/Metal	5.00											<b>TOTAL TAXABLE VALUE - PARCEL \$</b> 219,650			
Interior Wall Construction - 5												<b>PRIOR</b>			
Drywall/Sheetrock	0.00											BUILDING VALUE 100,250			
Interior Wall Construction - 4		OBXF VALUE 810													
Plywood Panel	18.00	LAND VALUE 79,210													
Interior Floor Cover - 08		PRESENT USE VALUE 0													
Sheet Vinyl	0.00	DEFERRED VALUE 0													
Interior Floor Cover - 12		TOTAL VALUE 180,270													
Hardwood	10.00	<b>PERMIT</b>													
Heating Fuel - 03		CODE DATE NOTE NUMBER AMOUNT													
Gas	1.00	ROUT: 097WTRSHD:													
Heating Type - 04		<b>SALES DATA</b>													
Forced Air - Ducted	4.00	OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE													
Air Conditioning Type - 03		BOOK PAGE MOYR WD E I													
Central	4.00	00948 0619 11 2020 WD E I 0													
Bedrooms/Bathrooms/Half-Bathrooms		HEATED AREA 1,930													
3/2/0	12.000	<b>NOTES</b>													
Bedrooms		95-906													
BAS - 3 FUS - 0 LL - 0		PICTURE AVAILABLE													
Bathrooms															
BAS - 2 FUS - 0 LL - 0															
Half-Bathrooms															
BAS - 0 FUS - 0 LL - 0															
Office															
BAS - 0 FUS - 0 LL - 0	0														
<b>TOTAL POINT VALUE</b>	111.000														
<b>BUILDING ADJUSTMENTS</b>															
Quality	3 Average + 1.1000														
Shape/Design	2 RECTANGLE 1.0000														
Size	Size Size 1.0300														
TOTAL ADJUSTMENT FACTOR	1.130														
TOTAL QUALITY INDEX	125														

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SUBAREA		TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
BAS			1,270	100	149225	24	SHED		20	24	480	5.60	100	1	1976	2002	30		51	1371	
FBM*			660	045	34898	<b>TOTAL OB/XF VALUE</b>															
FOP			110	035	4583	1,371															
PTO			336	005	1998																
UBM*			516	020	12103																
UGB*			144	025	4230																
WDD			160	020	3760																
<b>FIREPLACE</b>		4 - 2 Story Single/1 Story Double		6,500																	
<b>SUBAREA TOTALS</b>			3,196		217,297																

**BUILDING DIMENSIONS** BAS=W23W23S25E22S5E24N30Area:1270;WDD=N10W16S10E16Area:160;PTO=W16S21E16N21Area:336;FOP=S5E22N5W22Area:110;UBM=Area:516; ;FBM=Area:660;UGB=Area:144;TotalArea:3196

**LAND INFORMATION**

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL AC	0120		0	0	1.2300	4	1.0000	+00	+00	+00	+00	+00	RP	8,000.00	8.050	AC	1.230	9,840.00	79212	0
<b>TOTAL MARKET LAND DATA</b>																8.050			79,210	
<b>TOTAL PRESENT USE DATA</b>																				