

Property Summary

Parcel Information

REID:	106542	PIN:	9558-77-8098
Property Description:	LAUREL PARK LO:5-7, P/O 8 PL:B-378A	Location Address:	65 CLIFF DR LAUREL PARK NC 28739
Total Taxable Value:	\$689,900		

Ownership

Property Owner:	SCRUGGS, JOHN PERRY	Mailing Address:	65 CLIFF DR HENDERSONVILLE NC 28739
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Administrative Data

Plat Book & Page:	B-378A	Old Map#:	
Market Area:	185	Township:	NA
Planning Jurisdiction:	LAUREL PARK	City:	LAUREL PARK
Fire District:		Spec District:	
Land Class:	RES-SINGLE FAMILY	Acreage:	1.76

Transfer Information

Deed Book & Page:	004432-00639	Deed Date:	5/1/2026
Revenue Stamps:		Package Sale Date:	5/1/2026
Package Sale Price:		Land Sale Date:	
Land Sale Price:			

Improvement Summary

Total Buildings:	1	Total Units:	0
Total Living Area:	3890	Total Gross Leasable Area:	0

Property Value

Total Appraised Land Value:	\$159,100	Total Appraised Building Value:	\$513,300
Total Appraised Misc Improvements Value:	\$17,500	Total Appraised Value (Valued by Cost):	\$689,900
Other Exemptions:	\$0	Use Value Deferred:	\$0
Does not include Veteran or Homestead Exclusions			
Historic Value Deferred:	\$0	Total Deferred Value:	\$0
Total Taxable Value:	\$689,900		

Building Card 1

65 CLIFF DR

Building Address

Building Details

Building Type:	SINGLE FAMILY	Building Use:	MA-SINGLE FAMILY
Units:	0	Living Area (SQFT):	3890
Number of Stories:	1.00	Style:	CONVENTIONAL
Foundation:	CONCRETE BLOCK	Exterior:	VINYL
Const Type:	WJ	Heating:	FORCED AIR
Air Cond:	100% CENTRAL A/C	Plumbing:	Baths (Full): 4 Baths (Half): 0 Extra Fixtures: 2 Total Fixtures: 14
Main Body (SQFT):	1999		

Building Description

Year Built:	1960	Additions:	7
Effective Year:	2002	Remodeled:	

Interior Adjustments

FIREPLACE OPENINGS:	3	FIREPLACE STACKS:	1
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Other Features

None

Building Total & Improvement Details

Grade:	B+ 135%	Percentage Complete:	100
Total Adjusted Replacement Cost New:	\$649,782	Physical Depreciation (% Bad):	21%
Depreciated Value:	\$513,328	Economic Depreciation (% Bad):	0%
Functional Depreciation (% Bad):	0%	Total Depreciated Value:	\$513,328
Market Area Factor:	1.00	Building Value:	\$513,300
Misc Improvements Value:	\$17,500	Total Improvement Value:	\$530,800
Assessed Land Value:	\$159,100	Assessed Total Value:	\$689,900

Addition Summary

Story	Type	Code	Area
1.00	OPEN FRAME PORCH (MAIN)	MAIN	165
1.00	OVERHANG (MAIN)	MAIN	192
1.00	OPEN FRAME PORCH (MAIN)	MAIN	48
1.00	DECK (MAIN)	MAIN	132
1.00	UNFINISHED BASEMENT	BSMT	300
1.00	PARTLY FINISHED BASEMENT	BSMT	1699
1.00	PATIO (MAIN)	MAIN	420

Diagram illustrating the layout and dimensions of a building footprint, showing various rooms and their areas.

Rooms and Areas:

- Base Area:** 1999.0 sf
- R-ST (M):** 47.0 sf
- OP (M):** 48.0 sf
- OH (M):** 192.0 sf
- R-P (L):** 420.0 sf
- OP (M):** 165.0 sf
- DK (M):** 132.0 sf

Dimensions (Lengths):

- Overall width: 25 + 11 + 39 = 75
- Overall height: 28 + 22 = 50
- Room dimensions:
 - R-ST (M): 12' x 3'
 - OP (M): 4' x 4'
 - OH (M): 60' x 4'
 - R-P (L): 7' x 7'
 - OP (M): 15' x 11'
 - DK (M): 12' x 11'

Photograph



Misc Improvements Summary

Total Misc Improvement Assessed: \$17,500

Misc Improvements Details

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phy Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	28x32	DIMENSIONS	DETACHED GARAGE	\$42.00		1980	80	0	0		\$10,200
1	28x32	DIMENSIONS	SHOP	\$30.00		1980	80	0	0		\$7,300

Market Land Line Summary

Land Class:	RES-SINGLE FAMILY	Deeded Acres:	0
Calculated Acres:	1.76	Assessed Acres:	1.76
Total Land Assessed:	\$159,100		

Market Land Line Details

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R-20		RESIDENTIAL BUILDING	1.00 BY THE ACRE PRICE	75000	1	VIEW (+)-200.00	\$150,000
R-20		RESIDUAL RESIDENTIAL	0.76 BY THE ACRE PRICE	12000			\$9,100

Deeds

History Order	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book-Page	Deed Date
Current	SCRUGGS, JOHN PERRY	SWD	100	0.00	\$0	004432-00639	05/01/2026
1 Back	SCRUGGS, BARBARA TAYLOR/ SCRUGGS, JOHN PERRY/ BOWMAN, JEANA UNDERWOOD	GWD	33, 33, 34	1166.00	\$582,900	003277-00333	12/06/2018
2 Back	AVEY, ANTHONY R/ MEYER, JILL ANNE	GWD	100	630.00	\$315,000	001260-00710	01/26/2006
3 Back	THOMPSON, FLORENCE	GWD	100	77.00	\$0	000645-00629	08/06/1984
4 Back	THOMPSON, DOYCE R/ THOMPSON, FLORENCE	GWD	100	77.00	\$0	000645-00629	08/06/1984

Data Last Updated On: 06/14/2026