

Parcel: 7650108332

Tax Year: 2025

Reval Year: 2025

Appraised By: JEM on 10/15/2024

Information Source:O - Owner

Tax Districts

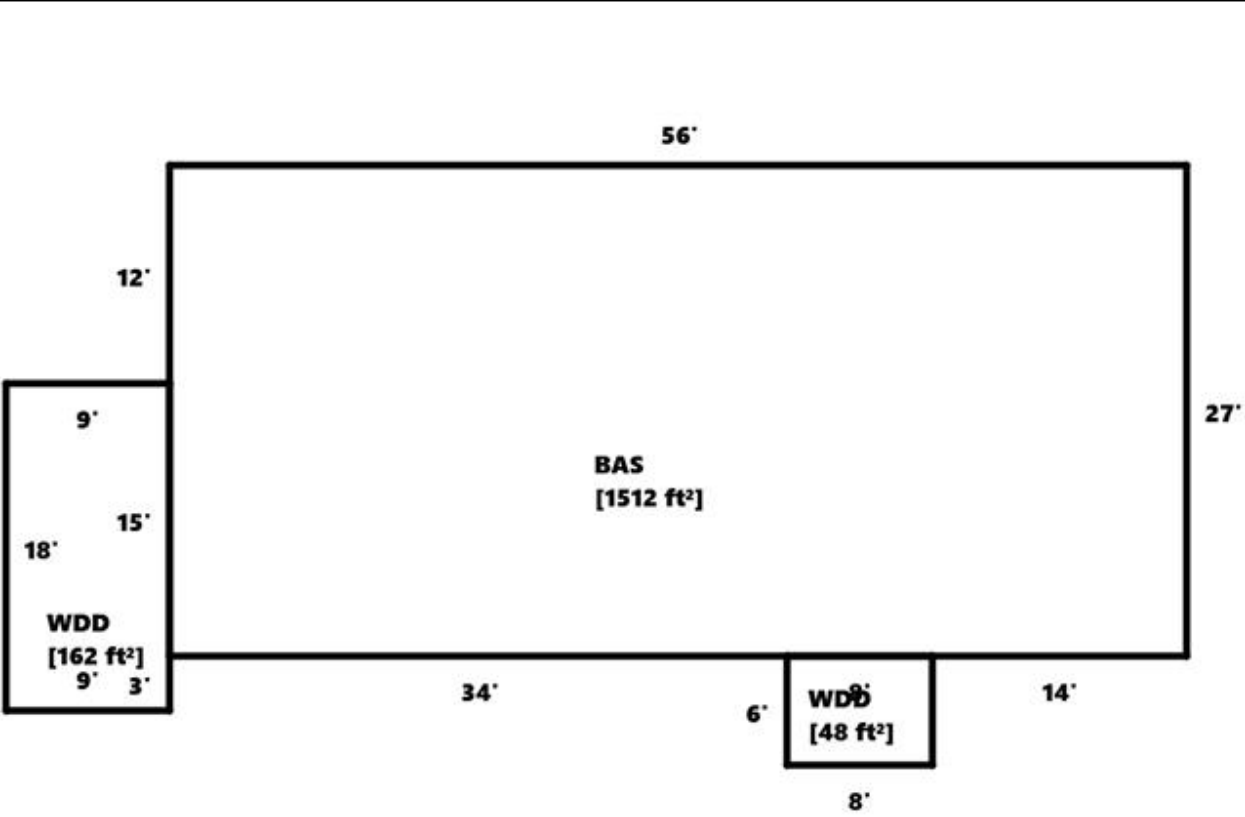
General County Tax

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	275 CHICKAMAUGA CIR	LT 18 RIVERBEND EST 0.1700 AC				LAND:	57,050
Neighborhood:	09026 - Riverbend On The Tuckasegee					BUILDING:	178,077
Road Type:	RP - Paved Private	PERMIT INFORMATION				OBXF:	0
Township:	09 - CULLOWHEE	Code	Date	Permit #	Amount	MARKET VALUE:	235,127
Utilities:	S-1, W-1					DEFERRED AMOUNT:	0
View:	RF - River Front					EXEMPT VALUE:	0
NOTES		SALES INFORMATION				NET TAXABLE:	235,127
		Date	Sales Price	Valid	Book/Page		
		6/8/2007	128,000	NA	1678/749		
		2/5/1999	17,500	N	1032/562		
		2/4/1999	14,500	N	1032/560		
		Plat Book: 000	Plat Card: 000				
		LAND DATA - MARKET VALUE					

	MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0120	Res Creek Front		335,588	0.170				10,000	57,050	
Total Acres:						0.170	Total Land Value:				57,050	

OUTBUILDING DATA

CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMLPT	TAX VALUE	NOTES

BUILDING DESCRIPTION		BUILDING SKETCH															
VALUATION METHOD:	R - Residential																
USE CODE:	R02 - MANF HOUSING																
STYLE:	DW - Double Wide																
FOUNDATION:	C - Continuous Wall																
EXTERIOR WALL 1:	AV - Alum/Vinyl																
EXTERIOR WALL 2:																	
ROOF STRUCTURE:	G - Gable																
ROOF COVER:	AS - Asphalt Shingle																
BEDROOMS:	3																
FULL BATHS:	1																
HALF BATHS:	1																
GENERATOR:	N																
FIREPLACE TYPE/CNT/OPN/CH:	PF/1/1/0																
ELEVATOR COUNT:																	
PHYS OVERRIDE:																	
ECONOMIC DEPRECIATION:																	
FUNCTIONAL DEPRECIATION:																	
SPECIAL CONDITION CODE:																	
SPECIAL CONDITION VALUE:																	
DESCRIPTION:																	
REMARKS:																	
CARD NOTES:																	
UNITS:																	
HEATED SQUARE FEET:	1,512																
BUILDING COMPUTATION																	
REPLACEMENT COST NEW	247,330																
PHYSICAL DEPRECIATION	28%																
FUNCTIONAL DEPRECIATION																	
ECONOMIC DEPRECIATION																	
% COMPLETE																	
REPLACEMENT COST NEW LESS DEPRECIATION	178,077																

BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
BAS	1512	8.00	1.0	HP		100%		C	1999	2009	A	72%			174,751	
WDD	162		1.0									72%			2,563	
WDD	48		1.0									72%			763	