LAMBERT, ROBERT P
LAMBERT, TERESA L
391 GRAND VISTA DR
SYLVA, NC 28779
ACCOUNT NUMBER: 177641

Jackson County, North Carolina

Tax Districts
General County Tax

Parcel: 7519497672
Tax Year: 2025
Reval Year: 2025
Appraised By: LKF on 02/26/2024
Information Source:E - Estimate

PARCEL INFORMATION

Address:	391 GRAND VISTA DR
Neighborhood:	13000 - Greens Creek
Road Type:	RG - Gravel Private
Township:	13 - GREENS CREEK
Utilities:	W-1, S-1
View:	

PROPERTY DESCRIPTION

GRAND VISTA DR
5.0100 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

VALUE SUMMARY

LAND:	69,620
BUILDING:	409,952
OBXF:	126,600
MARKET VALUE:	606,172
DEFERRED AMOUNT:	0
EXEMPT VALUE:	0
NET TAXABLE:	606,172

NOTES

SALES INFORMATION

Date	Sales Price	Valid	Book/Page
7/29/2016	345,000	IR	2150/343
3/5/2015		C	2068/785
11/27/2001	40,000	N	1138/62

Plat Book: 00 **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	0110	Residential		13,896	5.010	T-20			10,000	69,620	

Total Acres: 5.010 **Total Land Value:** 69,620

OUTBUILDING DATA

CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES
27	GARAGE W/LQ		24	24	576	C	2003	2003	A	0.72				126600	

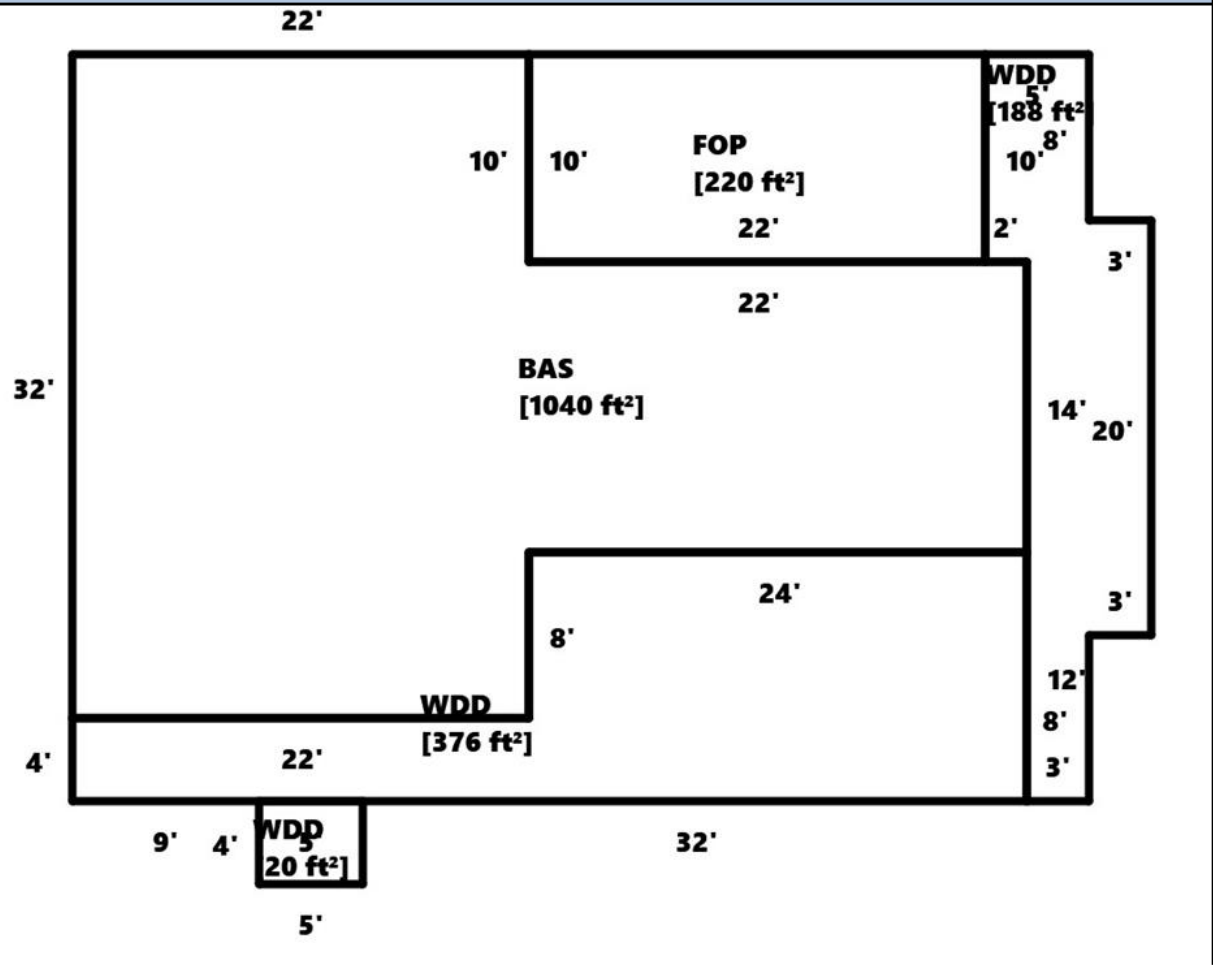
BUILDING DESCRIPTION

VALUATION METHOD:	R - Residential
USE CODE:	R01 - SINGLE FAM DWLG
STYLE:	
FOUNDATION:	C - Continuous Wall
EXTERIOR WALL 1:	CP - Conc Board
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - Gable
ROOF COVER:	MT - Metal
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	0
GENERATOR:	N
FIREPLACE TYPE/CNT/OPN/CH:	PF/1/1/1
ELEVATOR COUNT:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	
REMARKS:	
CARD NOTES:	
UNITS:	
HEATED SQUARE FEET:	1,632

BUILDING COMPUTATION

REPLACEMENT COST NEW	525,580
PHYSICAL DEPRECIATION	22%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	409,952

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
BAS	1040	8.00	1.5	HP		100%		C+	2002	2002	A	78%			224,562
FOP	220		1.0									78%			13,034
FUS	592		1.0									78%			110,908
LLF	288		1.0									78%			24,383
LLU	704		1.0									78%			13,900
WDD	376		1.0									78%			11,138
WDD	20		1.0									78%			593
WDD	18		1.0									78%			530
WDD	188		1.0									78%			5,569
WDD	180		1.0									78%			5,335