COCHRAN, DARIAN S
COCHRAN, JESSICA S
52 TCS LN
FRANKLIN, NC 28734-9388
ACCOUNT NUMBER: 141349

Jackson County, North Carolina

Tax Districts
General County Tax

Parcel: 7527148761
Tax Year: 2025
Reval Year: 2025
Appraised By: LKF on 04/15/2024
Information Source:O - Owner

PARCEL INFORMATION

Address:	2110 PUMPKINTOWN RD
Neighborhood:	23011 - Pumpkintown
Road Type:	PS - Paved State
Township:	23 - SAVANNAH
Utilities:	W-1, S-1, MH-1
View:	

PROPERTY DESCRIPTION

PUMPKINTOWN
2.5000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

VALUE SUMMARY

LAND:	48,690
BUILDING:	65,520
OBXF:	0
MARKET VALUE:	114,210
DEFERRED AMOUNT:	0
EXEMPT VALUE:	0
NET TAXABLE:	114,210

NOTES

OUTBUILDINGS N/V

SALES INFORMATION

Date	Sales Price	Valid	Book/Page
10/6/2020	20,000	X	2278/1869
3/12/2019		C	2233/298
10/16/2007		N	7E/255
3/31/1995	20,000	N	884/472

Plat Book: **Plat Card:**

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		19,476	2.500				20,000	48,690	

Total Acres: 2.500 **Total Land Value:** 48,690

OUTBUILDING DATA

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

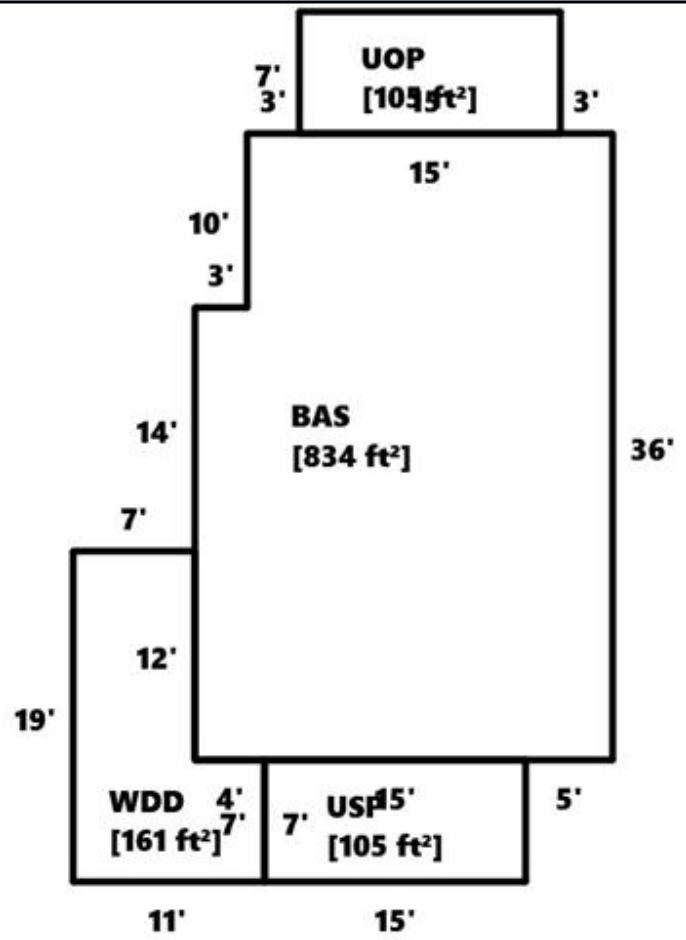
BUILDING DESCRIPTION

VALUATION METHOD:	R - Residential
USE CODE:	R01 - SINGLE FAM DWLG
STYLE:	
FOUNDATION:	C - Continuous Wall
EXTERIOR WALL 1:	FR - Frame
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - Gable
ROOF COVER:	AS - Asphalt Shingle
BEDROOMS:	2
FULL BATHS:	1
HALF BATHS:	
GENERATOR:	N
FIREPLACE TYPE/CNT/OPN/CH:	SD/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:	834

BUILDING COMPUTATION

REPLACEMENT COST NEW	182,170
PHYSICAL DEPRECIATION	74%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	47,364

BUILDING SKETCH



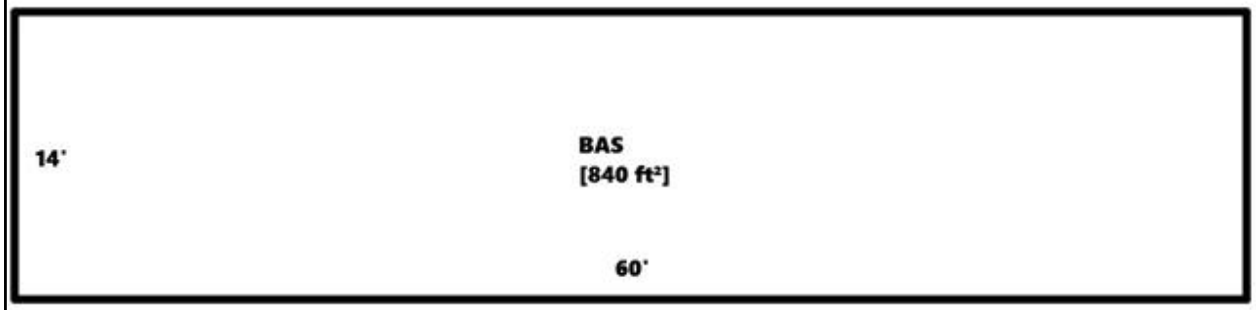
BUILDING SECTION DETAIL

TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
BAS	834	8.00	1.0	FN				D	1956	1956	A	26%			42,879
UOP	105		1.0									26%			1,274
USP	105		1.0									26%			2,038
WDD	161		1.0									26%			1,173

BUILDING DESCRIPTION

VALUATION METHOD:	R - Residential
USE CODE:	R02 - MANF HOUSING
STYLE:	SW - Single Wide
FOUNDATION:	P - Pier
EXTERIOR WALL 1:	AV - Alum/Vinyl
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - Gable
ROOF COVER:	MT - Metal
BEDROOMS:	2
FULL BATHS:	1
HALF BATHS:	
GENERATOR:	N
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR COUNT:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	
REMARKS:	
CARD NOTES:	
UNITS:	
HEATED SQUARE FEET:	840

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	90,780
PHYSICAL DEPRECIATION	80%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	18,156

BUILDING SECTION DETAIL

TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
BAS	840	8.00	1.0	FA		0%		C	1995	1995	A	20%			18,156