

KETCHUM, JOHN G
KETCHUM, CYNTHIA
75 MYPIE DR
SYLVA, NC 28779
ACCOUNT NUMBER: 188652

Jackson County, North Carolina

Tax Districts
General County Tax

Parcel: 7539937995
Tax Year: 2025
Reval Year: 2025
Appraised By: LKF on 06/06/2024
Information Source:E - Estimate

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY			
Address: LT 14 MYPIE DR Neighborhood: 29011 - Thorn Ridge Road Type: RG - Gravel Private Township: 29 - WEBSTER Utilities: View:			LT 14 THORN RIDGE 1.3500 AC		LAND:		24,790		
					BUILDING:		0		
			PERMIT INFORMATION		OBXF:		0		
			Code	Date	Permit #	Amount	MARKET VALUE:		24,790
							DEFERRED AMOUNT:		0
						EXEMPT VALUE:		0	
NOTES		SALES INFORMATION				NET TAXABLE:		24,790	
		Date	Sales Price	Valid	Book/Page				
		12/14/2022	24,000	VR	2348/553				
		7/6/2017		C	2192/22				
		10/17/2005	25,000	NA	1539/621				
		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		18,363	1.350					24,790		
Total Acres:						1.350	Total Land Value:				24,790		

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

BUILDING DESCRIPTION	BUILDING SKETCH														
VALUATION METHOD: USE CODE: STYLE: FOUNDATION: EXTERIOR WALL 1: EXTERIOR WALL 2: ROOF STRUCTURE: ROOF COVER: BEDROOMS: FULL BATHS: HALF BATHS: GENERATOR: 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:															
BUILDING COMPUTATION															
REPLACEMENT COST NEW PHYSICAL DEPRECIATION FUNCTIONAL DEPRECIATION ECONOMIC DEPRECIATION % COMPLETE REPLACEMENT COST NEW LESS DEPRECIATION															
BUILDING SECTION DETAIL															
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE