

Parcel: 7558149018

Tax Year: 2025

Reval Year: 2025

Appraised By: LKF on 12/13/2023

Information Source:E - Estimate

Tax Districts

General County Tax

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	491 RUSTLING WOODS TRL	LT 30 COVE AT FLAT GAP 0.7300 AC				LAND:	41,520
Neighborhood:	09004 - Cove At Flat Gap					OBXF:	876,931
Road Type:	RG - Gravel Private	PERMIT INFORMATION				MARKET VALUE:	918,451
Township:	09 - CULLOWHEE	Code	Date	Permit #	Amount	DEFERRED AMOUNT:	0
Utilities:	W-1, S-1					EXEMPT VALUE:	0
View:						NET TAXABLE:	918,451
NOTES		SALES INFORMATION					
		Date	Sales Price	Valid	Book/Page		
		3/1/2022	837,000	IR	2328/1240		
		1/18/2018	9,000	VR	2206/38		
		7/29/2016		C	2150/397		
		12/28/2006	151,000	NA	1642/592		
		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		56,877	0.730				10,000	41,520	

Total Acres:	0.730	Total Land Value:	41,520
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OUTBUILDING DATA

CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES
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BUILDING DESCRIPTION		BUILDING SKETCH
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:	AS - Asphalt Shingle	
BEDROOMS:	4	
FULL BATHS:	4	
HALF BATHS:	1	
GENERATOR:	N	
FIREPLACE TYPE/CNT/OPN/CH:	ST/1/2/1	
ELEVATOR COUNT:		
PHYS OVERRIDE:		
ECONOMIC DEPRECIATION:		
FUNCTIONAL DEPRECIATION:		
SPECIAL CONDITION CODE:		
SPECIAL CONDITION VALUE:		
DESCRIPTION:		
REMARKS:		
CARD NOTES:		
UNITS:		
HEATED SQUARE FEET:	2,671	
BUILDING COMPUTATION		
REPLACEMENT COST NEW	913,470	
PHYSICAL DEPRECIATION	4%	
FUNCTIONAL DEPRECIATION		
ECONOMIC DEPRECIATION		
% COMPLETE		
REPLACEMENT COST NEW LESS DEPRECIATION	876,931	

BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
BAS	2127	10.00	1.5	HP		100%		B+	2019	2019	A	96%			636,125	
FGR	552		1.0									96%			68,438	
FOP	455		1.0									96%			33,850	
FOP	87		1.0									96%			6,470	
FUS	544		1.0									96%			130,560	
WDD	16		1.0									96%			595	
WDD	24		1.0									96%			893	