

DENESHA, MATTHEW R
 DENESHA, JULIA A
 240 N COUNTRY CLUB DR
 CULLOWHEE, NC 28723
 ACCOUNT NUMBER: 191022

Jackson County, North Carolina

Parcel: 7559102003
 Tax Year: 2025
 Reval Year: 2025
 Appraised By: LKF on 12/28/2023
 Information Source: E - Estimate

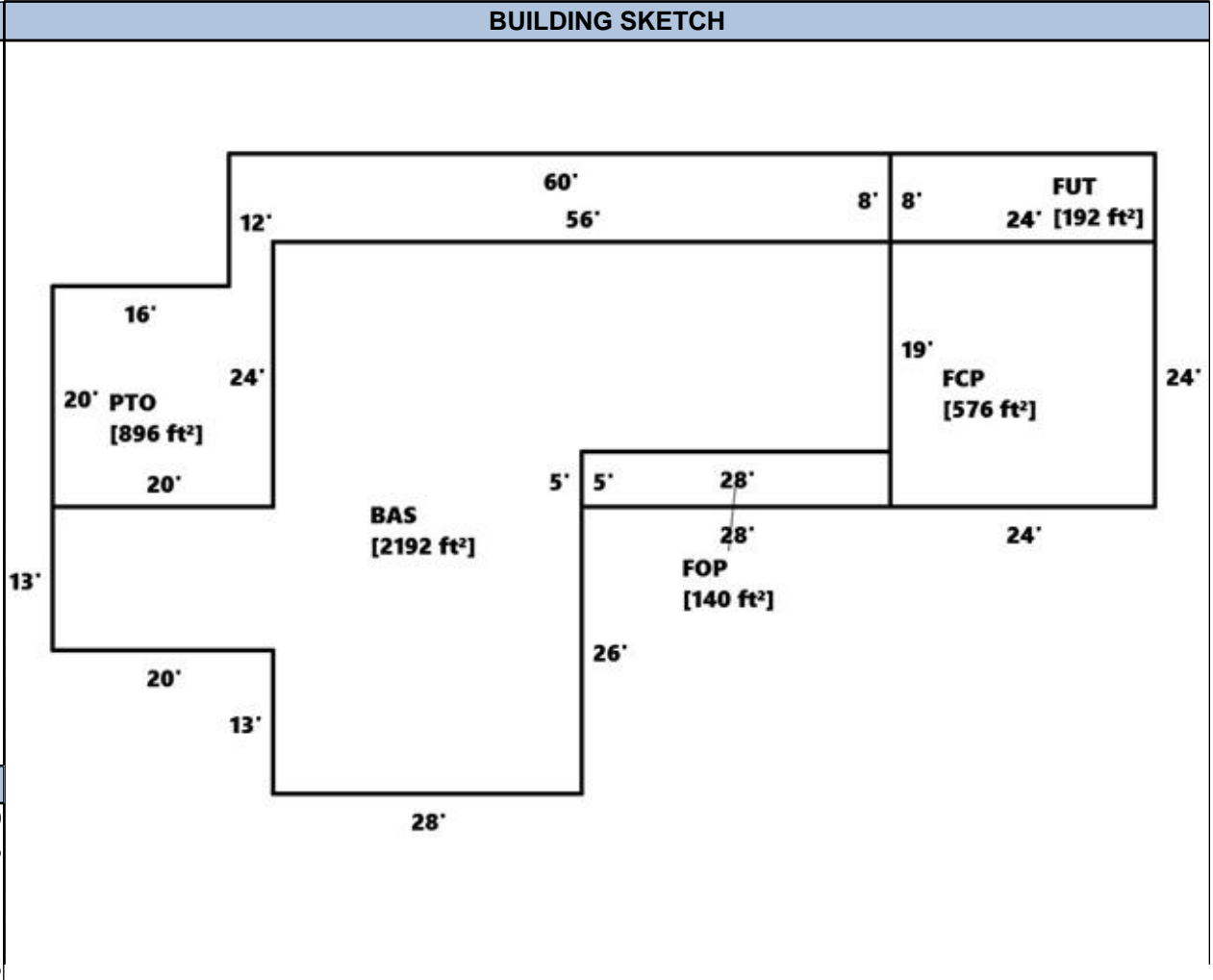
Tax Districts
 General County Tax, Village of Forest Hills

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY																				
Address: 240 N COUNTRY CLUB DR Neighborhood: 09008 - Forest Hills Road Type: PS - Paved State Township: 09 - CULLOWHEE Utilities: PS-1, PW-1 View:	TR A FOREST HILLS 1.2800 AC <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #e1eef6;"> <th colspan="4">PERMIT INFORMATION</th> </tr> <tr style="background-color: #e1eef6;"> <th>Code</th> <th>Date</th> <th>Permit #</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	PERMIT INFORMATION				Code	Date	Permit #	Amount													LAND: 49,660 BUILDING: 507,645 OBXF: 0 MARKET VALUE: 557,305 DEFERRED AMOUNT: 0 EXEMPT VALUE: 0 NET TAXABLE: 557,305
PERMIT INFORMATION																						
Code	Date	Permit #	Amount																			
NOTES	SALES INFORMATION																					
OB N/V	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e1eef6;"> <th>Date</th> <th>Sales Price</th> <th>Valid</th> <th>Book/Page</th> </tr> </thead> <tbody> <tr> <td>5/5/2022</td> <td>505,000</td> <td>IR</td> <td>2333/1801</td> </tr> <tr> <td>1/14/2020</td> <td>185,000</td> <td>IR</td> <td>2259/285</td> </tr> </tbody> </table> <p>Plat Book: 00 Plat Card: 000</p>	Date	Sales Price	Valid	Book/Page	5/5/2022	505,000	IR	2333/1801	1/14/2020	185,000	IR	2259/285									
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5/5/2022	505,000	IR	2333/1801																			
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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		38,797	1.280					49,660		
Total Acres:					1.280	Total Land Value:				49,660		

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:	BR - Brick
EXTERIOR WALL 2:	FR - Frame
ROOF STRUCTURE:	G - Gable
ROOF COVER:	AS - Asphalt Shingle
BEDROOMS:	4
FULL BATHS:	3
HALF BATHS:	
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:	2,192



BUILDING COMPUTATION	
REPLACEMENT COST NEW	619,080
PHYSICAL DEPRECIATION	18%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	507,645

BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
BAS	2192	8.00	1.0	HP		100%		C+	1965	2005	A	82%			435,108	
FCP	576		1.0									82%			39,524	
FOP	140		1.0									82%			7,208	
FUT	192		1.0									82%			18,122	
PTO	896		1.0									82%			7,683	