

KOBIN, MARK
KOBIN, JENNY
36 BENT TREE RD
ASHEVILLE, NC 28804
ACCOUNT NUMBER: 190565

Jackson County, North Carolina

Tax Districts
General County Tax

Parcel: 7576870786
Tax Year: 2025
Reval Year: 2025
Appraised By: LKF on 02/07/2024
Information Source:O - Owner

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	98 MILL POND DR	LT 20 BEAR LAKE RESERVE 0.5600 AC				LAND:	50,000
Neighborhood:	03004 - Bear Lake Reserve					BUILDING:	379,258
Road Type:	RP - Paved Private	PERMIT INFORMATION				OBXF:	0
Township:	21 - RIVER	Code	Date	Permit #	Amount	MARKET VALUE:	429,258
Utilities:	S-1, PW-1					DEFERRED AMOUNT:	0
View:						EXEMPT VALUE:	0
NOTES		SALES INFORMATION				NET TAXABLE:	429,258
		Date	Sales Price	Valid	Book/Page		
		3/11/2022	424,000	IR	2329/717		
		10/28/2005	398,500	NA	1543/201		
		10/24/2005	205,000	NA	1541/546		
		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	L	0110	Residential		50,000	1.000					50,000	
					Total Acres:	1.000	Total Land Value:				50,000	

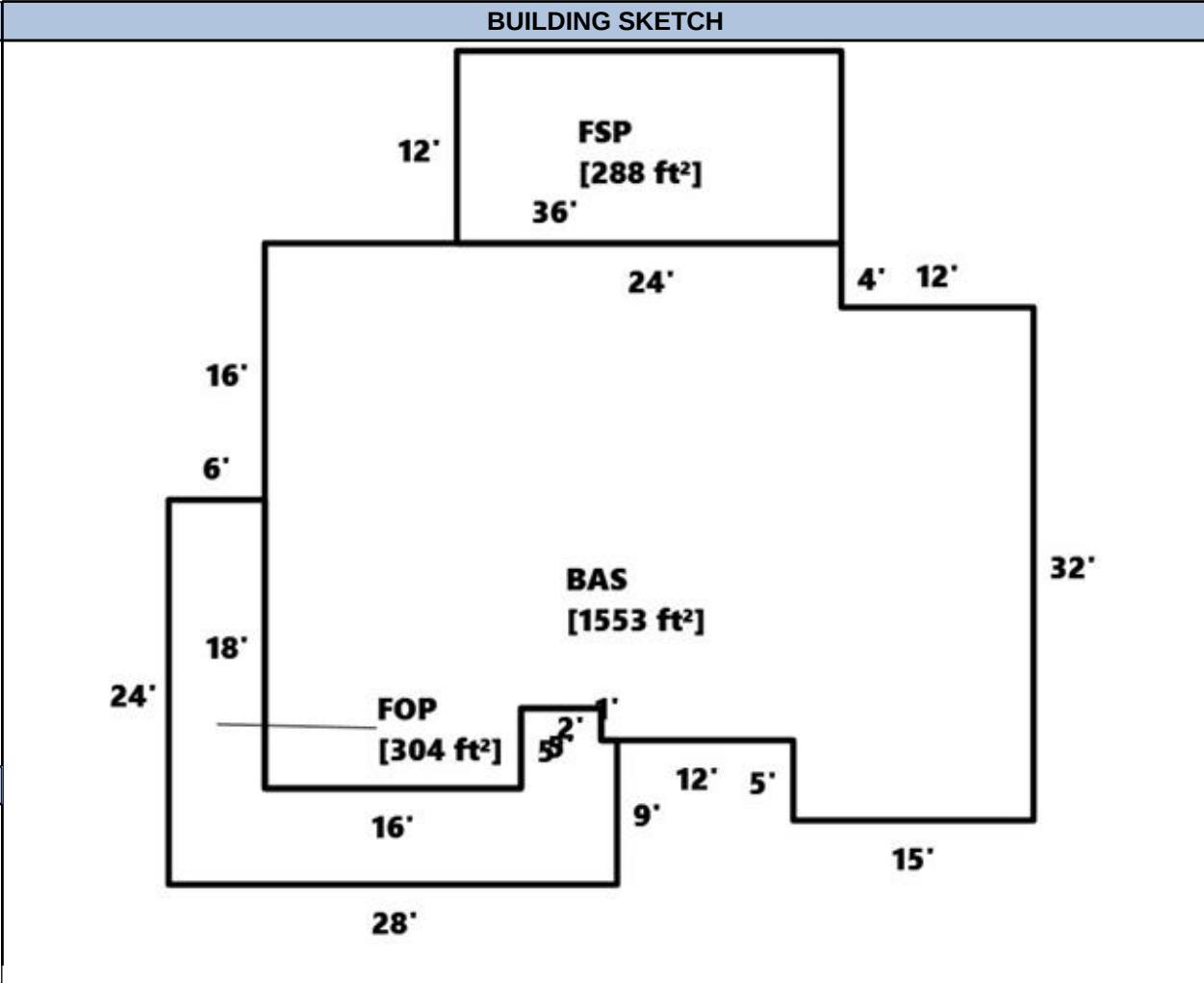
OUTBUILDING DATA															
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES

KOBIN, MARK
98 MILL POND DR

Jackson County, North Carolina

Parcel: 7576870786
Tax Year: 2025

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:	3
FULL BATHS:	2
HALF BATHS:	0
GENERATOR:	N
FIREPLACE TYPE/CNT/OPN/CH:	SS/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:	1,553
BUILDING COMPUTATION	
REPLACEMENT COST NEW	462,510
PHYSICAL DEPRECIATION	18%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	379,258



BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
BAS	1553	9.00	1.0	HP		100%		C+	2005	2005	A	82%			341,087	
FOP	304		1.0									82%			16,867	
FSP	288		1.0									82%			21,304	