PEARCE REAL ESTATE INVESTMENTS
PO BOX 120
DILLSBORO, NC 28725
ACCOUNT NUMBER: 177901

Jackson County, North Carolina

Tax Districts
General County Tax, Town of Dillsboro Tax, Town of Dillsboro Fire Tax

Parcel: 7631360407
Tax Year: 2025
Reval Year: 2025
Appraised By: LKF on 11/22/2023
Information Source:E - Estimate

PARCEL INFORMATION

Address:	112 WEBSTER ST
Neighborhood:	12100 - Dillsboro City Commercial
Road Type:	PS - Paved State
Township:	12 - DILLSBORO CITY
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

TR A DILLSBORO
0.1800 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

VALUE SUMMARY

LAND:	45,440
BUILDING:	272,576
OBXF:	4,300
MARKET VALUE:	322,316
DEFERRED AMOUNT:	0
EXEMPT VALUE:	0
NET TAXABLE:	322,316

NOTES

SALES INFORMATION

Date	Sales Price	Valid	Book/Page
9/15/2016	225,000	A	2161/369

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	0501	Comm Secondary		252,444	0.180					45,440	

Total Acres: 0.180 **Total Land Value:** 45,440

OUTBUILDING DATA

CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES
16	CARPORT, AVG QUAL		20	21	420	C	1985	1985	A	0.21				4300	

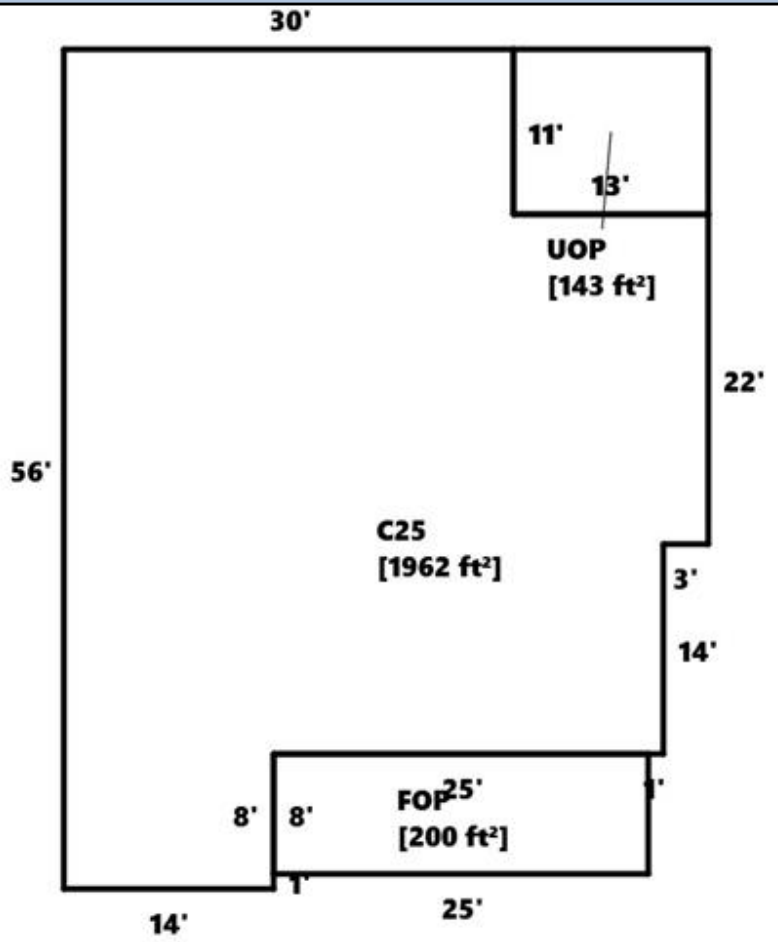
BUILDING DESCRIPTION

VALUATION METHOD:	C - Commercial
USE CODE:	C25 - OFFICE TYPICAL
STYLE:	
FOUNDATION:	C - Continuous Wall
EXTERIOR WALL 1:	FR - Frame
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - Gable
ROOF COVER:	AS - Asphalt Shingle
BEDROOMS:	
FULL BATHS:	
HALF BATHS:	
GENERATOR:	N
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR COUNT:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	BLUE RIDGE PREMIER REALT
REMARKS:	
CARD NOTES:	
UNITS:	
HEATED SQUARE FEET:	2,354

BUILDING COMPUTATION

REPLACEMENT COST NEW	504,770
PHYSICAL DEPRECIATION	46%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	272,576

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C25	1962	8.00	1.5	HP		100%		C+	1900	1990	A	54%			217,644
FOP	200		1.0									54%			7,797
FUS	392		1.0									54%			43,950
UOP	143		1.0									54%			3,185