

DRAUGHON, MATTHEW J  
 DRAUGHON, JENNIFER K  
 1859 SHOOK COVE RD  
 TUCKASEGEE, NC 28783-6336  
 ACCOUNT NUMBER: 174936

## Jackson County, North Carolina

Parcel: 7631857020

Tax Year: 2025

Reval Year: 2025

Appraised By: LKF on 10/09/2023

Information Source: O - Owner

**Tax Districts**  
 General County Tax, Town of Sylva (79)

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY
<b>Address:</b> 41 KINGS CREEK DR	OFF ELM ST 0.8600 AC	<b>LAND:</b> 37,500
<b>Neighborhood:</b> 28018 - Elm Street		<b>BUILDING:</b> 383,469
<b>Road Type:</b> RG - Gravel Private	<b>PERMIT INFORMATION</b>	<b>OBXF:</b> 0
<b>Township:</b> 28 - SYLVA CITY	<b>Code    Date    Permit #    Amount</b>	<b>MARKET VALUE:</b> 420,969
<b>Utilities:</b> A-1		<b>DEFERRED AMOUNT:</b> 0
<b>View:</b>		<b>EXEMPT VALUE:</b> 0
NOTES	SALES INFORMATION	<b>NET TAXABLE:</b> 420,969
	<b>Date    Sales Price    Valid    Book/Page</b>	
	4/16/2020    218,500    IR    2264/1539	
	4/3/2002    165,000    N    1148/398	
	10/26/1998          N    1020/319	
	<b>Plat Book:</b> 00 <b>Plat Card:</b> 000	

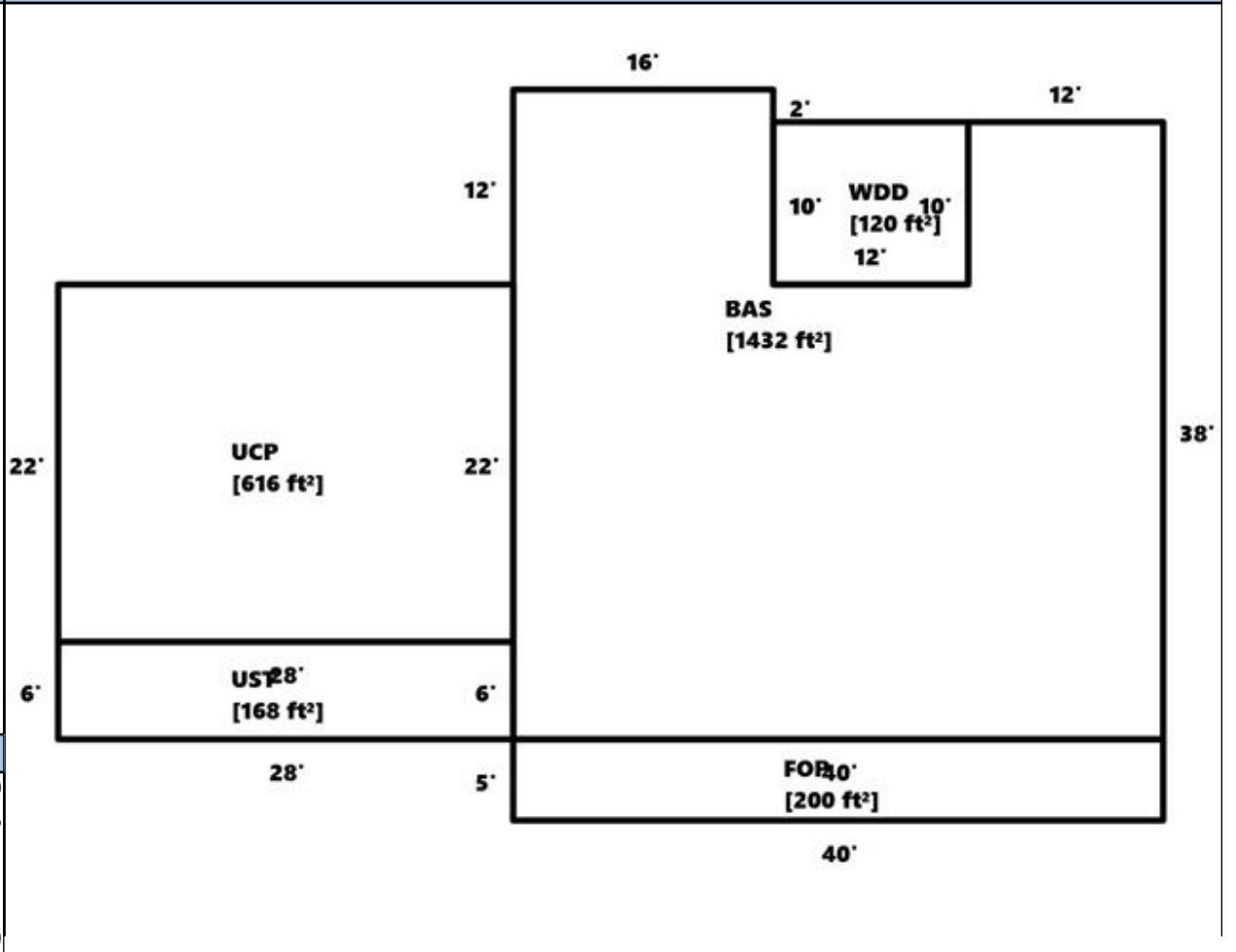
LAND DATA - MARKET VALUE												
MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	A	0110 Residential	LDR	43,605	0.860	LC-25				37,500		
<b>Total Acres:</b>					<b>0.860</b>	<b>Total Land Value:</b>				<b>37,500</b>		

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

**BUILDING DESCRIPTION**

VALUATION METHOD: R - Residential  
 USE CODE: R01 - SINGLE FAM DWLG  
 STYLE:  
 FOUNDATION: C - Continuous Wall  
 EXTERIOR WALL 1: AV - Alum/Vinyl  
 EXTERIOR WALL 2:  
 ROOF STRUCTURE: G - Gable  
 ROOF COVER: MT - Metal  
 BEDROOMS: 3  
 FULL BATHS: 2  
 HALF BATHS: 1  
 GENERATOR: N  
 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: 2,132

**BUILDING SKETCH**



**BUILDING COMPUTATION**

REPLACEMENT COST NEW	525,300
PHYSICAL DEPRECIATION	27%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	383,469

**BUILDING SECTION DETAIL**

TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
BAS	1432	8.00	1.5	HP		100%		C	1998	1998	A	73%			235,476
FOP	200		1.0									73%			9,169
FUS	700		1.0									73%			102,266
UCP	616		1.0									73%			23,535
UST	168		1.0									73%			10,271
WDD	120		1.0									73%			2,752