

MOUNTAIN SUMMIT REAL ESTATE AND
 DEVEL
 C/O ALEX BAILEY
 7226 HWY 107 N
 GLENVILLE, NC 28736-6410
 ACCOUNT NUMBER: 195540

Jackson County, North Carolina

Parcel: 7642450923

Tax Year: 2026

Reval Year: 2025

Appraised By: KEB on 12/30/2025

Information Source: E - Estimate

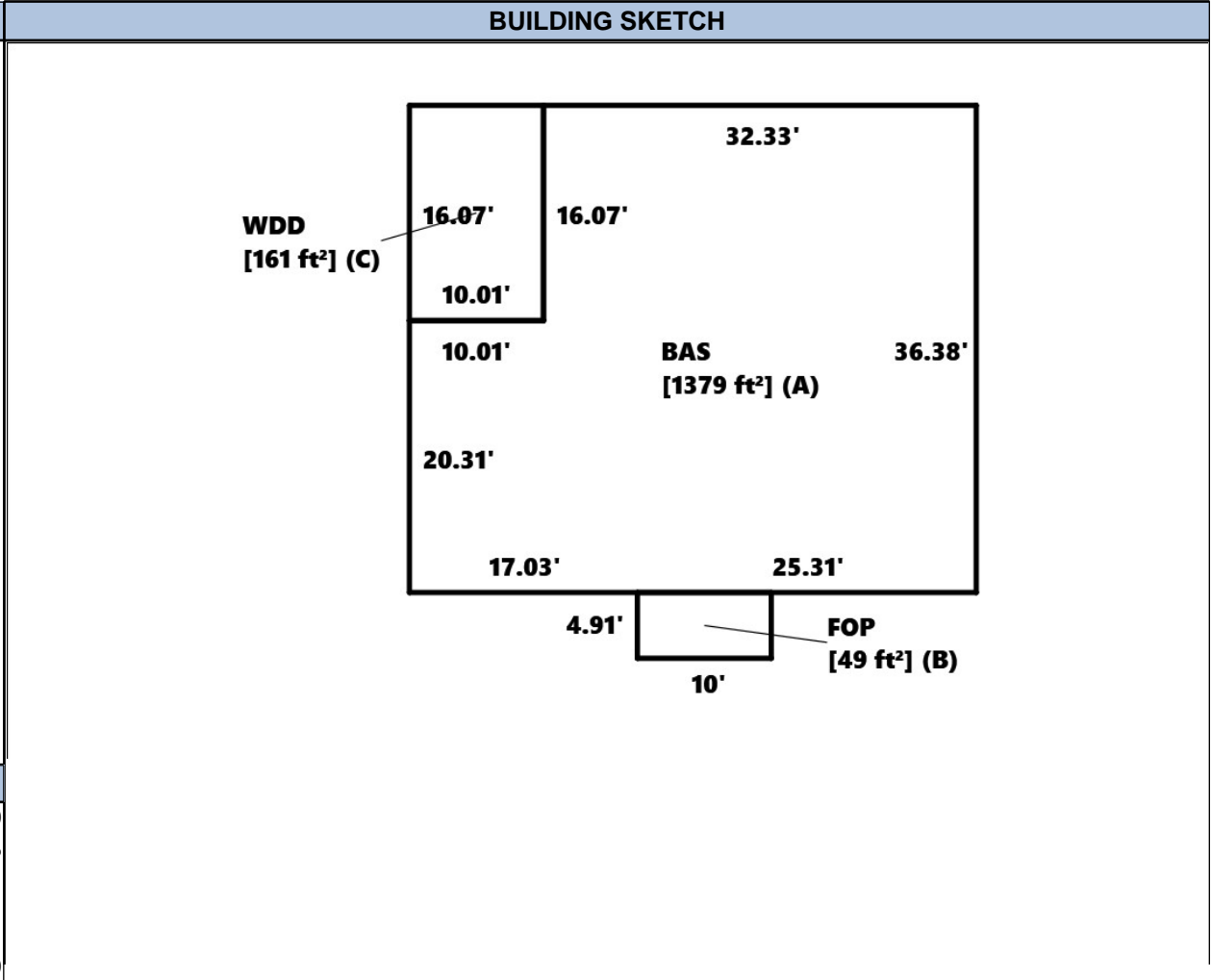
Tax Districts
 General County Tax

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	175 TRINITY DR	LT 2 OFF FROSTY RIDGE				LAND:	86,310
Neighborhood:	27018 - Frosty Ridge	3.9900 AC				BUILDING:	475,520
Road Type:	RG - Gravel Private	PERMIT INFORMATION				OBXF:	31,200
Township:	27 - SYLVA RURAL	Code	Date	Permit #	Amount	MARKET VALUE:	593,030
Utilities:	S-1, W-1	SF	1/15/2025	27862-2-26957	350,000	DEFERRED AMOUNT:	0
View:						EXEMPT VALUE:	0
NOTES		SALES INFORMATION				NET TAXABLE:	593,030
		Date	Sales Price	Valid	Book/Page		
		3/18/2024		C	2373/1879		
		1/18/2023		C	2349/1819		
		2/7/2001		N	1110/810		
		6/2/2000		N	1086/274		
		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		21,632	3.990	T-25			10,000	86,310			
Total Acres:				3.990	Total Land Value:				86,310				

OUTBUILDING DATA															
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMLPT	TAX VALUE	NOTES
26	GARAGE, UNFINISHED		32	27	864	D	1998	1998	A	0.63				31200	

BUILDING DESCRIPTION	
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:	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:	2,139



BUILDING COMPUTATION	
REPLACEMENT COST NEW	475,520
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	475,520

BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
BAS	1379	8.00	1.5	HP		100%		C	2025	2025	A	100%			313,820	
FOP	49		1.0									100%			3,110	
FUS	760		1.0									100%			153,480	
WDD	161		1.0									100%			5,110	