

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY		
Address: 1747 UNIVERSITY HEIGHTS RD Neighborhood: 09018 - University Heights Road Type: PS - Paved State Township: 09 - CULLOWHEE Utilities: A-1 View:			LT 25 REV SEC B UNIVERSITY HGTS 0.8600 AC		LAND: 49,020			
					BUILDING: 323,610			
			PERMIT INFORMATION		OBXF: 0			
			Code	Date	Permit #	Amount	MARKET VALUE: 372,630	
			HP	10/11/2023	25827-2-24199		DEFERRED AMOUNT: 0	
					EXEMPT VALUE: 0			
NOTES		SALES INFORMATION				NET TAXABLE: 372,630		
		Date	Sales Price	Valid	Book/Page			
		12/21/2011		N	1920/91			
		5/1/2006		NA	1584/752			
		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		57,000	0.860					49,020		
					Total Acres:	0.860	Total Land Value:				49,020		

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

BUILDING DESCRIPTION		BUILDING SKETCH															
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:	3																
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:	1,712																
BUILDING COMPUTATION																	
REPLACEMENT COST NEW	588,380																
PHYSICAL DEPRECIATION	45%																
FUNCTIONAL DEPRECIATION																	
ECONOMIC DEPRECIATION																	
% COMPLETE																	
REPLACEMENT COST NEW LESS DEPRECIATION	323,610																

BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
BAS	1712	8.00	1.0	HP		100%		C+	1971	1986	A	55%			240,521	
FGR	440		1.0									55%			26,664	
FOP	124		1.0									55%			4,510	
FUT	64		1.0									55%			4,268	
LLF	810		1.0									55%			43,285	
WDD	240		1.0									55%			4,362	