

# Property Summary

Tax Year: 2022

<b>REID</b>	496	<b>PIN</b>	9716-33-0257	<b>Property Owner</b>	GOFF, CATHY M.
<b>Location Address</b>	1093 S MAIN ST	<b>Property Description</b>		<b>Owner's Mailing Address</b>	2 BLUEBERRY HILL RD. ASHEVILLE NC 28804

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	
<b>Market Area</b>	1600
<b>Township</b>	MARSHALL NORTH
<b>Planning Jurisdiction</b>	MADISON
<b>City</b>	
<b>Fire District</b>	MARSHALL CITY
<b>Spec District</b>	
<b>Land Class</b>	RESIDENTAL IMPROVED
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	6.15
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	7/18/2014
<b>Deed Book</b>	000575
<b>Deed Page</b>	00263
<b>Revenue Stamps</b>	
<b>Package Sale Date</b>	7/18/2014
<b>Package Sale Price</b>	\$9,000
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary	
<b>Total Buildings</b>	1
<b>Total Units</b>	0
<b>Total Living Area</b>	958
<b>Total Gross Leasable Area</b>	0

Property Value	
<b>Total Appraised Land Value</b>	\$59,207
<b>Total Appraised Building Value</b>	\$25,085
<b>Total Appraised Misc Improvements Value</b>	\$103
<b>Total Cost Value</b>	\$84,395
<b>Total Appraised Value - Valued By Cost</b>	\$84,395
<b>Other Exemptions</b>	
<b>Exemption Desc</b>	
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	
<b>Total Deferred Value</b>	
<b>Total Taxable Value</b>	\$84,395

# Building Summary

Card 1 1093 S MAIN ST

Building Details	
<b>Bldg Type</b>	SINGLE FAMILY
<b>Units</b>	0
<b>Living Area (SQFT)</b>	958
<b>Number of Stories</b>	1.00
<b>Style</b>	DWELLING
<b>Foundation</b>	PermFoot
<b>Frame</b>	
<b>Exterior</b>	WoodSide
<b>Const Type</b>	
<b>Heating</b>	Unit
<b>Air Cond</b>	
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	0
<b>Extra Fixtures</b>	0

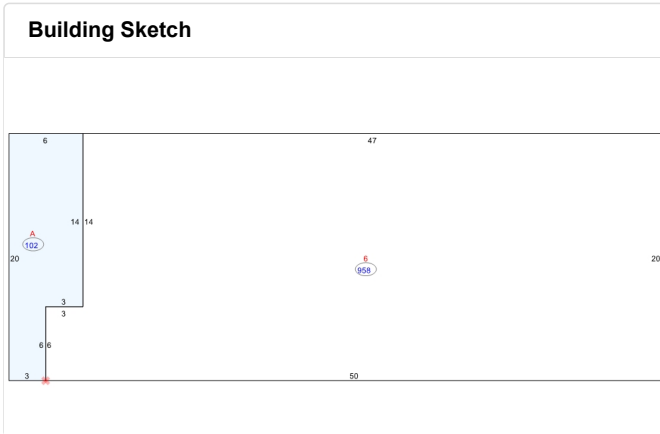
Building Description			
<b>Year Built</b>	1958	<b>Effective Year</b>	1960
<b>Additions</b>	2	<b>Remodeled</b>	0
<b>Interior Adj</b>			
<b>Other Features</b>			

Building Total & Improvement Details	
<b>Grade</b>	E 59%
<b>Percent Complete</b>	100
<b>Total Adjusted Replacement Cost New</b>	\$72,544
<b>Physical Depreciation (% Bad)</b>	F 74%
<b>Depreciated Value</b>	\$18,861
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Total Depreciated Value</b>	\$18,861
<b>Market Area Factor</b>	1.33
<b>Building Value</b>	\$25,085
<b>Misc Improvements Value</b>	\$103
<b>Total Improvement Value</b>	\$25,188

<b>Total Plumbing Fixtures</b>	3
<b>Bedrooms</b>	0
<b>Floor</b>	Vinyl
<b>Roof Cover</b>	CorgMetl
<b>Roof Type</b>	Gable
<b>Main Body (SQFT)</b>	958

<b>Assessed Land Value</b>	
<b>Assessed Total Value</b>	

Addition Summary			
Story	Type	Code	Area



**Misc Improvements Summary**

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	10x12	DIMENSIONS	STG SHED	\$4.50	1980	81	0	0		\$103

**Total Misc Improvements Value Assessed: \$103**

**Land Summary**

Land Class: RESIDENTIAL IMPROVED		Deeded Acres: 0		Calculated Acres: 0			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R-A		1-BLDG SITE-M	1.00 BY THE ACRE PRICE	\$22,600	1		\$22,600
R-A		31-MIXED-M	5.15 BY THE ACRE PRICE	\$13,200	0.5385		\$36,607

**Total Land Value Assessed: \$59,207**

**Ownership History**

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	GOFF, CATHY M.	DEED	100	0	\$9,000	000575	00263	7/18/2014

**Notes Summary**

Building Card	Date	Line	Notes
P	7/24/2019	0	Changed condition to fair for 2020 reval.

Building Card	Date	Line	Notes
P	6/14/2018	1	LEGACY ACCOUNT NUMBER: 280794
P	6/14/2018	2	ACCTNOTE FIELD FROM LEGACY PARCEL TABLE: THIS WAS UNDER ACCT 1488
P	6/14/2018	3	FROM LEGACY INSTRUMENTS TABLE: Imported from AS400
P	6/14/2018	4	LANDNOTES 1-7 FROM LEGACY PARCEL TABLE: SITE: 1.000 1.00 .30- .7 22000 15400 OPEN: WOOD: UNDV: 5.150 .49 .4 10000 25235 WAST:
P	6/14/2018	5	NOTES 1-3 FROM LEGACY PARCEL TABLE: CONVEYED 1.36 ACRES TO JOSEPH E. GOSNELL246/76 CHANGED ACRE PER SURVEY 5/854JONAH GOSNELL CONVEYED THIS 575/263 2015