

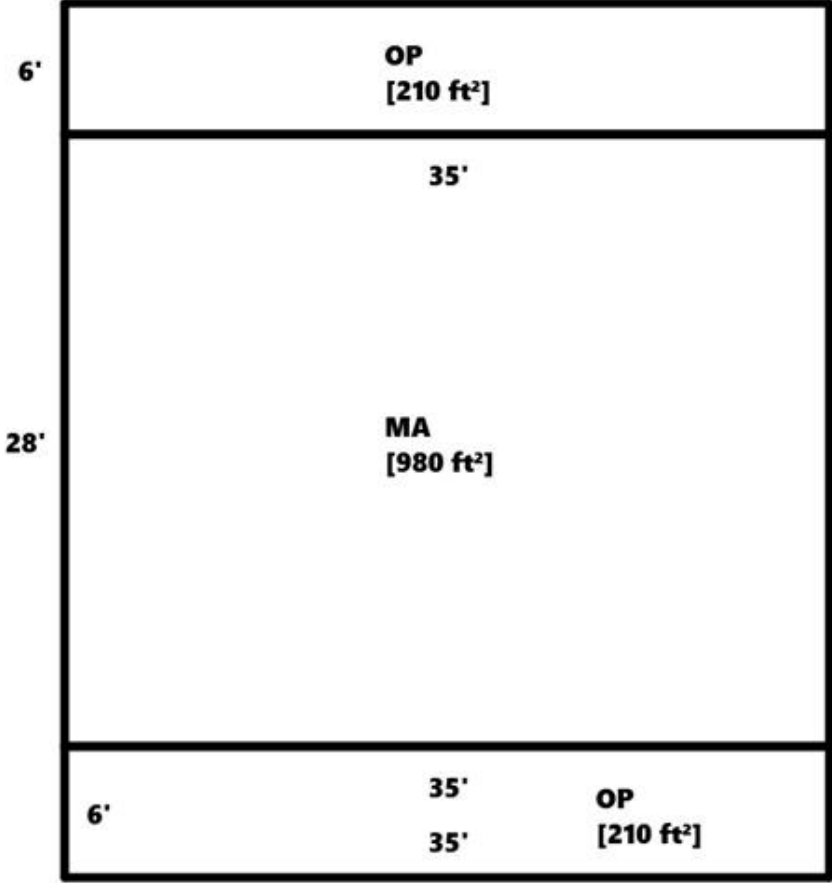
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address: 575 VESTAL COCHRAN RD Neighborhood: 09025 - OTTER CREEK Road Type: T - PRIVATE DIRT Township: 09 - NANTAHALA Utilities: S-1, W-1 View:	RD 1406 102.2900 AC				Date	Sales Price	Valid	Book / Page	
					5/30/2024	855000	Y	D-43/1327	
	PERMIT INFORMATION				2/14/2019	250000	Y	A-39/2087	
	Code	Date	Permit #	Amount					
	EC	6/5/2025	EC-25-001173	0					
					Plat Book:		Plat Card:		

NOTES							VALUE SUMMARY						
LISTED FOR 949,800 FULLY FURNISHED Listed for \$949,000 6/26							LAND: 269,920 BUILDING: 203,850 OBXF: 0 TOTAL APPRAISED: 473,770 DEFERRED VALUE: 217,220 NET TAXABLE: 256,550						

LAND DATA - MARKET VALUE														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0100	RES HOMESITE		R	M	14,210	1.000				10,000	14,210	
2	A	0110	RESIDENTIAL				2,525	101.290	T-40			0	255,710	
Total Acres:								102.290	Total Land Value:			269,920		

LAND DATA - PRESENT USE VALUE														
This section represents the Present Use Value of the land listed in the MARKET VALUE section above.														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
3	A	0100	RES HOMESITE				14,210	1.000				10,000	14,210	
4	A	0300	WOODED				380	101.290				0	38,490	
Total Acres:								102.290	Total Land Value:			52,700		

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION		BUILDING SKETCH	
VALUATION METHOD:	R - RESIDENTIAL		
USE CODE:	D - DWELLING		
STYLE:	C - CONVENTIONAL		
FOUNDATION:	C - CONTINUOUS WALL		
EXTERIOR WALL 1:	F - FRAME		
EXTERIOR WALL 2:			
ROOF STRUCTURE:	G - GABLE		
ROOF COVER:	M - METAL		
BEDROOMS:	2		
FULL BATHS:	2		
HALF BATHS:			
ADDITIONAL FIXTURES:			
FIREPLACE TYPE/CNT/OPN/CH:	FP/0/1/1		
ELEVATOR TYPE/COUNT/STOPS:			
PHYS OVERRIDE:			
ECONOMIC DEPRECIATION:			
FUNCTIONAL DEPRECIATION:			
SPECIAL CONDITION CODE:			
SPECIAL CONDITION VALUE:			
DESCRIPTION:			
REMARKS:			
HEATED SQUARE FEET:	1,365		
BUILDING COMPUTATION			
REPLACEMENT COST NEW	231,640		
PHYSICAL DEPRECIATION	12%		
FUNCTIONAL DEPRECIATION			
ECONOMIC DEPRECIATION			
% COMPLETE			
REPLACEMENT COST NEW LESS DEPRECIATION	203,850		

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	980	1.5	P		100%		D+10	1908	2008	A	88%			141550	
FUS	385	1.0									88%			45900	
OP	210	1.0									88%			8200	
OP	210	1.0									88%			8200	