

CHEROKEE COUNTY

MUSTO PROPERTIES NC LLC

535 IVY LOG DR

40207

Return/Appeal Notes:

Parcel: 4594-00-41-4508-000

PLAT: 00000/0000 UNIQ ID 33495

COUNTY TAX (100), FIRE DIST 44 MURPHY RURAL FD (100)

CARD NO. 1 of 1

22,9300 AC

SRC= INSPECTION

CI- FR-EX-

AT-

LAST ACTION 20220823

Reval Year: 2020 Tax Year: 2024 TR 1 FR MUSTO & ASSOCIATES LLC 1238/736

Appraised by 12 on 06/27/2022 44115 MURPHY RURAL NORTH LOWER

TW-44

CONSTRUCTION DETAIL

TOTAL POINT VALUE

BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT

FACTOR

TOTAL QUALITY INDEX

MARKET VALUE

Eff. Area

QUAL

BASE RATE

RCN

EYB

AYB

% GOOD

TYPE: Residential, Rural

STYLE:

DEPRECIATION

CREDENCE TO

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL

PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE

DATE

NOTE

NUMBER

AMOUNT

ROUT: 3.000WTRSHD:

SALES DATA

OFF. RECORD

BOOK

PAGE

DATE

MO

YR

DEED TYPE

Q

U

V

I

INDICATE SALES PRICE

01238

0736

7

2006

WD*

Q

V

230000

01210

0152

2

2006

WD*

Q

V

132000

01496

0641

8

2014

WD

E

V

0

HEATED AREA

NOTES

FOUNDATION FOR HOUSE @ 535 IVY LOG, 8/22/22

SUBAREA

TYPE

GS AREA

%

RPL CS

CODE

QUALITY

DESCRIPTION

COUNT

LTH

WTH

UNITS

UNIT PRICE

ORIG % COND

BLDG#

SIZE FACT

AYB

EYB

ANN DEP RATE

OVR

% COND

OB/XF DEPR. VALUE

TOTAL OB/XF VALUE

FIREPLACE

SUBAREA

TOTALS

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE

USE CODE

LOCAL ZONING

FRON TAGE

DEPTH

DEPTH / SIZE

LND MOD

COND FACT

OTHER ADJUSTMENTS AND NOTES

RF

AC

LC

TO

OT

ROAD TYPE

LAND UNIT PRICE

TOTAL LAND UNITS

UNT TYP

TOTAL ADJST

ADJUSTED UNIT PRICE

LAND VALUE

OVERRIDE VALUE

LAND NOTES

SFR FORESTRY SERVICE

0142

30

0

1.0000

4

0.8700

-08 -05 +00 +00 +00

RTG

5,800.00

22.930

AC

0.870

5,046.00

115705

TOTAL MARKET LAND DATA

22.930

115,710

TOTAL PRESENT USE DATA