

## Henderson County Property Record Card

### Property Summary

Tax Year: 2024

<b>REID</b>	10005070	<b>PIN</b>	9652-62-3387	<b>Property Owner</b>	KESTER, MACKENZIE;SMITH, CHRISTOPHER
<b>Location Address</b>	94 CARDWELL LN	<b>Property Description</b>	SYCAMORE COTTAGES LO:117 SE:2 PL:2019-12106	<b>Owner's Mailing Address</b>	94 CARDWELL LN FLETCHER NC 28732

Administrative Data	
<b>Plat Book &amp; Page</b>	2019-12106
<b>Old Map #</b>	
<b>Market Area</b>	734
<b>Township</b>	NA
<b>Planning Jurisdiction</b>	FLETCHER
<b>City</b>	FLETCHER
<b>Fire District</b>	
<b>Spec District</b>	
<b>Land Class</b>	RES-SINGLE FAMILY
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.06
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	2/25/2022
<b>Deed Book</b>	003874
<b>Deed Page</b>	00671
<b>Revenue Stamps</b>	\$650
<b>Package Sale Date</b>	2/25/2022
<b>Package Sale Price</b>	\$325,000
<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>	1,328
<b>Total Gross Leasable Area</b>	0

Property Value	
<b>Total Appraised Land Value</b>	\$50,000
<b>Total Appraised Building Value</b>	\$260,000
<b>Total Appraised Misc Improvements Value</b>	
<b>Total Cost Value</b>	\$310,000
<b>Total Appraised Value - Valued By Cost</b>	\$310,000
<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>	\$310,000

### Building Summary

Card 1 94 CARDWELL LN

Building Details	
<b>Bldg Type</b>	SINGLE FAMILY
<b>Units</b>	0
<b>Living Area (SQFT)</b>	1328
<b>Number of Stories</b>	2.60
<b>Style</b>	CONVENTIONAL
<b>Foundation</b>	SLAB
<b>Frame</b>	
<b>Exterior</b>	VINYL
<b>Const Type</b>	WJ

Building Description			
<b>Year Built</b>	2019	<b>Effective Year</b>	2019
<b>Additions</b>	4	<b>Remodeled</b>	0
<b>Interior Adj</b>			
<b>Other Features</b>			

Building Total & Improvement Details	
<b>Grade</b>	B- 120%
<b>Percent Complete</b>	100
<b>Total Adjusted Replacement Cost New</b>	\$270,812
<b>Physical Depreciation (% Bad)</b>	A 4%
<b>Depreciated Value</b>	\$259,980
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0

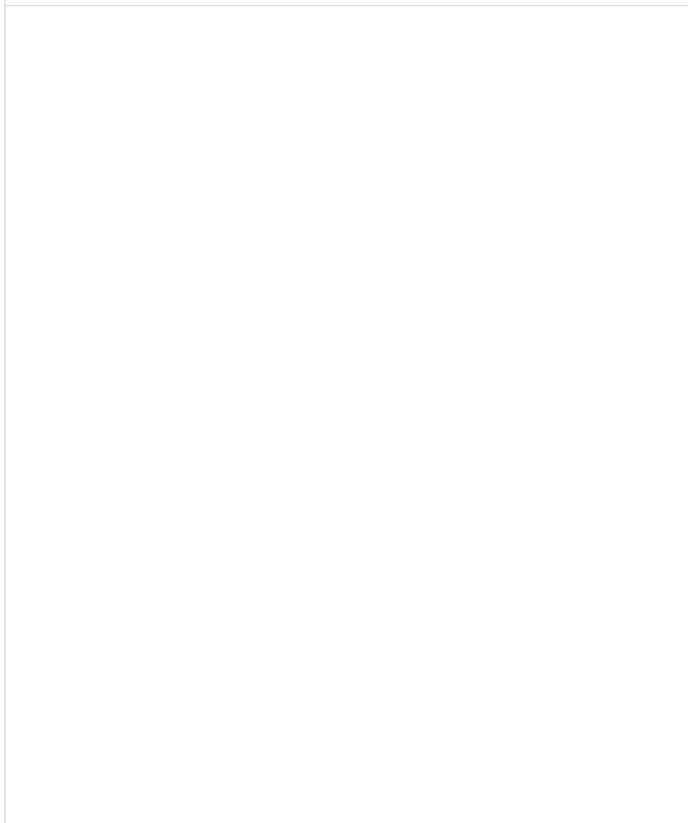
<b>Heating</b>	HEAT PUMP
<b>Air Cond</b>	100% CENTRAL A/C
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Extra Fixtures</b>	2
<b>Total Plumbing Fixtures</b>	10
<b>Bedrooms</b>	0
<b>Floor</b>	
<b>Roof Cover</b>	
<b>Roof Type</b>	
<b>Main Body (SQFT)</b>	496

<b>Total Depreciated Value</b>	\$259,980
<b>Market Area Factor</b>	1
<b>Building Value</b>	\$260,000
<b>Misc Improvements Value</b>	
<b>Total Improvement Value</b>	\$260,000
<b>Assessed Land Value</b>	
<b>Assessed Total Value</b>	

**Addition Summary**

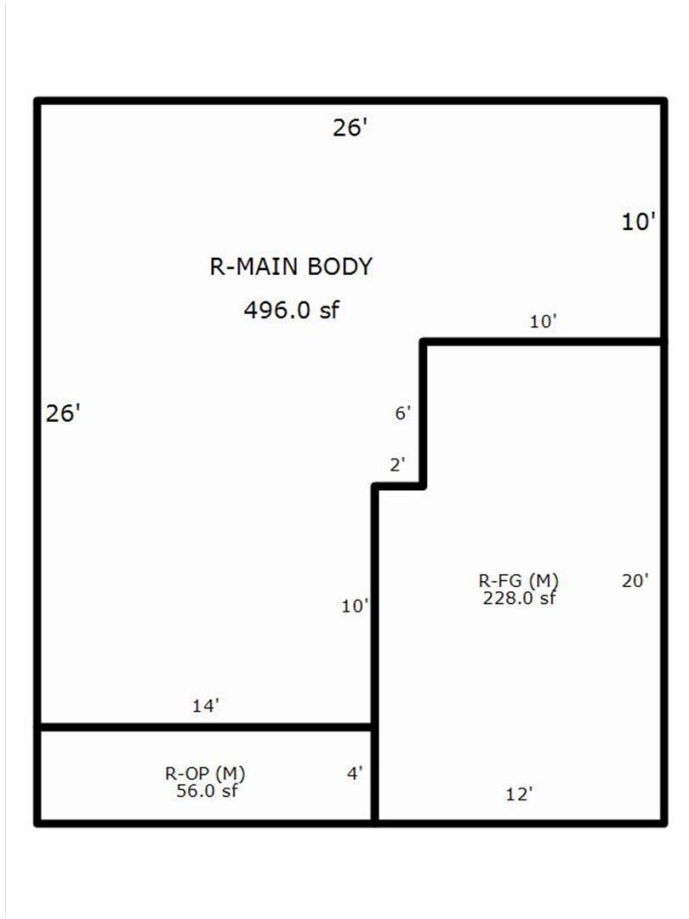
Story	Type	Code	Area
1.00	FRAME ATTACHED GARAGE (MAIN)	MAIN	228
1.00	OPEN FRAME PORCH (MAIN)	MAIN	56
1.00	UPPER STORY	STRY	780
1.00	OVERHANG (UPPER)	UPPE	52

**Building Sketch**



**Photograph**





### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data											
<b>Total Misc Improvements Value Assessed:</b>											

### Land Summary

Land Class: RES-SINGLE FAMILY			Deeded Acres: 0.01			Calculated Acres: 0.06		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
C-1 C		SITE VALUE	1.00 BY THE UNIT PRICE	\$50,000			\$50,000	
<b>Total Land Value Assessed: \$50,000</b>								

### Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	KESTER, MACKENZIE/ SMITH, CHRISTOPHER	GWD	100	650	\$325,000	003874	00671	2/25/2022
1 Back	PATE, JAMES W JR/ PATE, DESTINIE	GWD	100	493	\$246,500	003504	00472	6/9/2020
2 Back	WINDSOR BUILT HOMES, INC.	GWD	100	2808	\$1,404,000	003394	00303	10/2/2019
3 Back	CANE CREEK VISTAS LLC	SWD	100	0		001653	00448	3/4/2016

## Notes Summary

Building Card	Date	Line	Notes
No Data			