

## Henderson County Property Record Card

### Property Summary

Tax Year: 2024

<b>REID</b>	9968131	<b>PIN</b>	9632-17-3295	<b>Property Owner</b>	NELSON, LINDA
<b>Location Address</b>	56 BRADFORD FARM RD	<b>Property Description</b>	BRADFORD FARM COMMUNITY LO:2 PL:SLD-3661	<b>Owner's Mailing Address</b>	56 BRADFORD FARM RD MILLS RIVER NC 28759

Administrative Data	
<b>Plat Book &amp; Page</b>	SLD-3661
<b>Old Map #</b>	
<b>Market Area</b>	801B
<b>Township</b>	NA
<b>Planning Jurisdiction</b>	MILLS RIVER
<b>City</b>	MILLS RIVER
<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>	2.12
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	1/16/2024
<b>Deed Book</b>	004126
<b>Deed Page</b>	00415
<b>Revenue Stamps</b>	
<b>Package Sale Date</b>	10/4/2011
<b>Package Sale Price</b>	\$372,500
<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>	3,904
<b>Total Gross Leasable Area</b>	0

Property Value	
<b>Total Appraised Land Value</b>	\$80,700
<b>Total Appraised Building Value</b>	\$606,400
<b>Total Appraised Misc Improvements Value</b>	\$4,600
<b>Total Cost Value</b>	\$691,700
<b>Total Appraised Value - Valued By Cost</b>	\$691,700
<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>	\$691,700

# Building Summary

Card 1 56 BRADFORD FARM RD

Building Details	
Bldg Type	SINGLE FAMILY
Units	0
Living Area (SQFT)	3904
Number of Stories	2.10
Style	CONVENTIONAL
Foundation	CRAWL
Frame	
Exterior	HARDY PLANK SIDING
Const Type	WJ
Heating	FORCED AIR
Air Cond	100% CENTRAL A/C
Baths (Full)	4
Baths (Half)	1
Extra Fixtures	2
Total Plumbing Fixtures	16
Bedrooms	0
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	1280

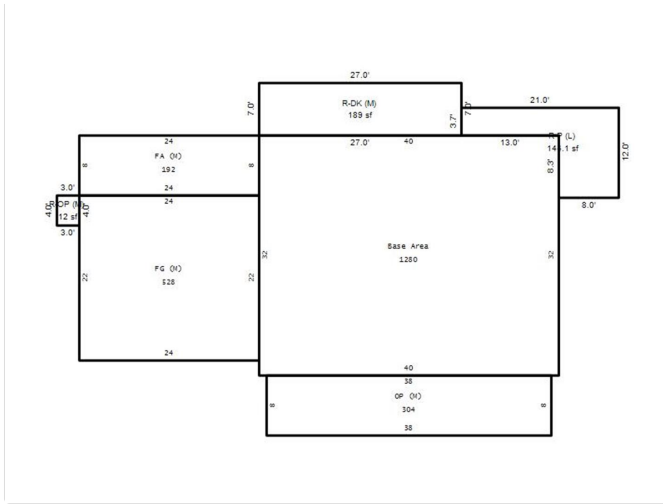
Building Description			
Year Built	2004	Effective Year	2009
Additions	9	Remodeled	0
Interior Adj	FIREPLACE OPENINGS (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	B+ 135%
Percent Complete	100
Total Adjusted Replacement Cost New	\$705,069
Physical Depreciation (% Bad)	A 14%
Depreciated Value	\$606,359
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$606,359
Market Area Factor	1
Building Value	\$606,400
Misc Improvements Value	\$4,600
Total Improvement Value	\$611,000
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	OPEN FRAME PORCH (MAIN)	MAIN	304
1.00	FRAME ATTACHED GARAGE (MAIN)	MAIN	528
1.00	FRAME ADDITION (MAIN)	MAIN	192
1.00	OPEN FRAME PORCH (MAIN)	MAIN	12
1.00	DECK (MAIN)	MAIN	189
1.00	PATIO (LOWER)	LOWE	144
1.00	UNFINISHED BASEMENT	BSMT	256
1.00	PARTLY FINISHED BASEMENT	BSMT	1024
1.00	UPPER STORY	STRY	1408

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
1	13x17	DIMENSIONS	DETACHED GARAGE	\$42.00		2005	50	0	0		\$4,600

**Total Misc Improvements Value Assessed: \$4,600**

### Land Summary

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
MR-MU		RESIDENTIAL BUILDING	1.00 BY THE ACRE PRICE	\$65,000	1		\$65,000
MR-MU		RESIDUAL RESIDENTIAL	1.12 BY THE ACRE PRICE	\$20,000		SIZE/SHAPE-70.00	\$15,700

**Total Land Value Assessed: \$80,700**

### Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	NELSON, LINDA	GWD	100	0		004126	00415	1/16/2024
1 Back	NELSON, J LAWRENCE/ NELSON, LINDA	CORRECTIVE DEED	100	0		001481	00688	12/21/2011
2 Back	NELSON, J LAWRENCE/ NELSON, LINDA	GWD	100	745	\$372,500	001475	00246	10/4/2011
3 Back	PRUDENTIAL RELOCATION INC	GWD	100	898	\$449,000	001460	00494	5/9/2011
4 Back	MANDZAK, MICHAEL J/ MANDZAK, LAURA L	GWD	100	976	\$488,000	001279	00244	6/27/2006
5 Back	PRUDENTIAL RELOCATION INC	GWD	100	976		001279	00241	6/27/2006
6 Back	HYKIN, JEFFREY R/ HYKIN, AMANDA L	GWD	100	120	\$60,000	001158	00432	10/17/2003
7 Back	HYKIN, JEFFREY R	GWD	100	120		001158	00432	10/17/2003
8 Back	STANFIELD PROPERTIES	GWD	100	0		000SLD	03661	2/21/2001

## Notes Summary

Building Card	Date	Line	Notes
No Data			