

## Henderson County Property Record Card

### Property Summary

Tax Year: 2024

<b>REID</b>	10009984	<b>PIN</b>	9587-45-1963	<b>Property Owner</b>	LEATHAM PROPERTIES, LLC
<b>Location Address</b>	647 OAK GROVE RD	<b>Property Description</b>	MINOR SUBDIVISION 1.00 ACRE TR:1 PL:2023-14607	<b>Owner's Mailing Address</b>	1905 LITTLE RIVER RD FLAT ROCK NC 28731

Administrative Data	
<b>Plat Book &amp; Page</b>	2023-14607
<b>Old Map #</b>	
<b>Market Area</b>	196
<b>Township</b>	NA
<b>Planning Jurisdiction</b>	COUNTY
<b>City</b>	
<b>Fire District</b>	BLUE RIDGE
<b>Spec District</b>	
<b>Land Class</b>	RES-SINGLE FAMILY
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.85
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	12/6/2022
<b>Deed Book</b>	003992
<b>Deed Page</b>	00601
<b>Revenue Stamps</b>	
<b>Package Sale Date</b>	
<b>Package Sale Price</b>	
<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>	2,564
<b>Total Gross Leasable Area</b>	0

Property Value	
<b>Total Appraised Land Value</b>	\$42,100
<b>Total Appraised Building Value</b>	\$113,400
<b>Total Appraised Misc Improvements Value</b>	\$500
<b>Total Cost Value</b>	\$156,000
<b>Total Appraised Value - Valued By Cost</b>	\$156,000
<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>	\$156,000

# Building Summary

Card 1 647 OAK GROVE RD

Building Details	
Bldg Type	SINGLE FAMILY
Units	0
Living Area (SQFT)	2564
Number of Stories	1.00
Style	RANCH
Foundation	MASONRY
Frame	
Exterior	BRICK
Const Type	WJ
Heating	FORCED AIR
Air Cond	100% CENTRAL A/C
Baths (Full)	3
Baths (Half)	1
Extra Fixtures	2
Total Plumbing Fixtures	13
Bedrooms	0
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	1382

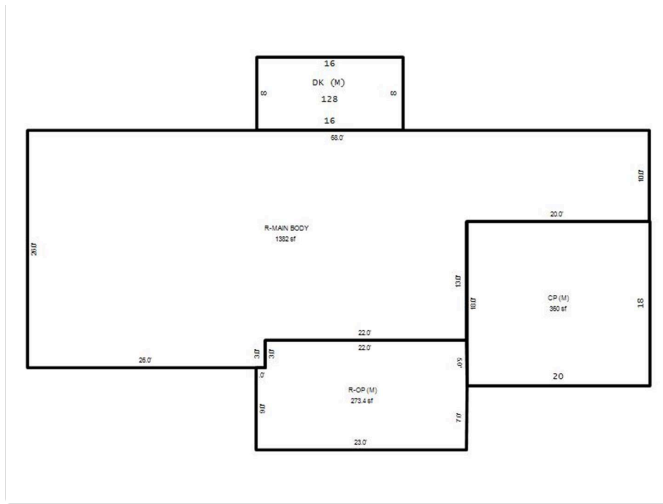
Building Description			
Year Built	1972	Effective Year	1979
Additions	5	Remodeled	0
Interior Adj	FIREPLACE OPENINGS (1.00) FIREPLACE STACKS (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	C+ 110%
Percent Complete	50
Total Adjusted Replacement Cost New	\$202,464
Physical Depreciation (% Bad)	A 44%
Depreciated Value	\$113,380
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$113,380
Market Area Factor	1
Building Value	\$113,400
Misc Improvements Value	\$500
Total Improvement Value	\$113,900
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	DECK (MAIN)	MAIN	128
1.00	CARPORT (MAIN)	MAIN	360
1.00	OPEN FRAME PORCH (MAIN)	MAIN	273
1.00	FULLY FINISHED BASEMENT	BSMT	1182
1.00	PATIO (LOWER)	LOWE	128

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	12x16	DIMENSIONS	CANOPY	\$12.00		1980	80	0	0		\$500
<b>Total Misc Improvements Value Assessed: \$500</b>											

### Land Summary

Land Class: RES-SINGLE FAMILY		Deeded Acres: 1		Calculated Acres: 0.85			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R1		RESIDENTIAL BUILDING	0.85 BY THE ACRE PRICE	\$45,000	1.1		\$42,100
<b>Total Land Value Assessed: \$42,100</b>							

### Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	LEATHAM PROPERTIES, LLC	GWD	100	0		003992	00601	12/6/2022

### Notes Summary

Building Card	Date	Line	Notes
No Data			