

Henderson County Property Record Card

Property Summary

Tax Year: 2025 - Value subject to change, property assessment under review

REID	10013172	PIN	9652-83-6015	Property Owner	FRAUENTHAL, ROBERT WARD;THE ROBERT WARD FRAUENTHAL LIVING TRUST
Location Address	2 WARBLER DR	Property Description		Owner's Mailing Address	2 WARBLER DR FLETCHER NC 28732

Administrative Data	
Plat Book & Page	
Old Map #	
Market Area	700A
Township	NA
Planning Jurisdiction	COUNTY
City	
Fire District	FLETCHER
Spec District	
Land Class	
History REID 1	
History REID 2	
Acreage	0
Permit Date	
Permit #	

Transfer Information	
Deed Date	10/8/2024
Deed Book	004214
Deed Page	00507
Revenue Stamps	
Package Sale Date	
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,772
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	
Total Appraised Building Value	
Total Appraised Misc Improvements Value	
Total Appraised Value	
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	

Building Summary

Card 1 2 WARBLER DR

Building Details	
Bldg Type	SINGLE FAMILY
Units	0
Living Area (SQFT)	1772
Number of Stories	1.00
Style	CONVENTIONAL
Foundation	CRAWL
Frame	
Exterior	VINYL
Const Type	WJ
Heating	HEAT PUMP
Air Cond	100% CENTRAL A/C
Baths (Full)	2
Baths (Half)	0
Extra Fixtures	2
Total Plumbing Fixtures	8
Bedrooms	0
Floor	
Roof Cover	
Roof Type	

Building Description			
Year Built	1996	Effective Year	2001
Additions	3	Remodeled	0
Interior Adj	FIREPLACE OPENINGS (1.00)		
Other Features			

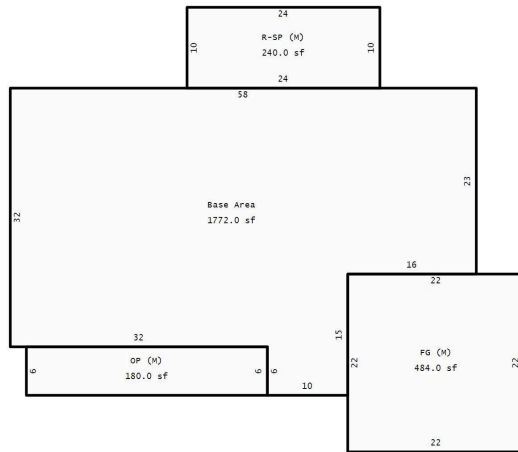
Building Total & Improvement Details	
Grade	B- 120%
Percent Complete	100
Total Adjusted Replacement Cost New	
Physical Depreciation (% Bad)	A 22%
Depreciated Value	
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	
Market Area Factor	1
Building Value	
Misc Improvements Value	
Total Improvement Value	
Assessed Land Value	
Assessed Total Value	

Main Body (SQFT) 1772

Addition Summary

Story	Type	Code	Area
1.00	FRAME ATTACHED GARAGE (MAIN)	MAIN	484
1.00	OPEN FRAME PORCH (MAIN)	MAIN	180
1.00	SCREENED PORCH (MAIN)	MAIN	240

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											
Total Misc Improvements Value Assessed:											

Land Summary

Land Class:		Deeded Acres: 0				Calculated Acres: 0			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value		
R1		SITE VALUE	1.00 BY THE UNIT PRICE	\$0					
Total Land Value Assessed:									

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	FRAUENTHAL, ROBERT WARD/ THE ROBERT WARD FRAUENTHAL LIVING TRUST	GWD	100, 0	0		004214	00507	10/8/2024
1 Back	FRAUENTHAL, ROBERT WARD/ ROBERT WARD FRAUENTHAL LIVING TRUST	QUIT CLAIM DEED	100, 0	0		004070	00166	7/28/2023

Notes Summary

Building Card	Date	Line	Notes
No Data			