

**KRAWCZYNSKI PHILIP**

243 FRASIER FIR DR  
541229

PLAT: 00000/00000 UNIQ ID 5384  
ID NO:

**Parcel ID: 6670-00-38-9272-**

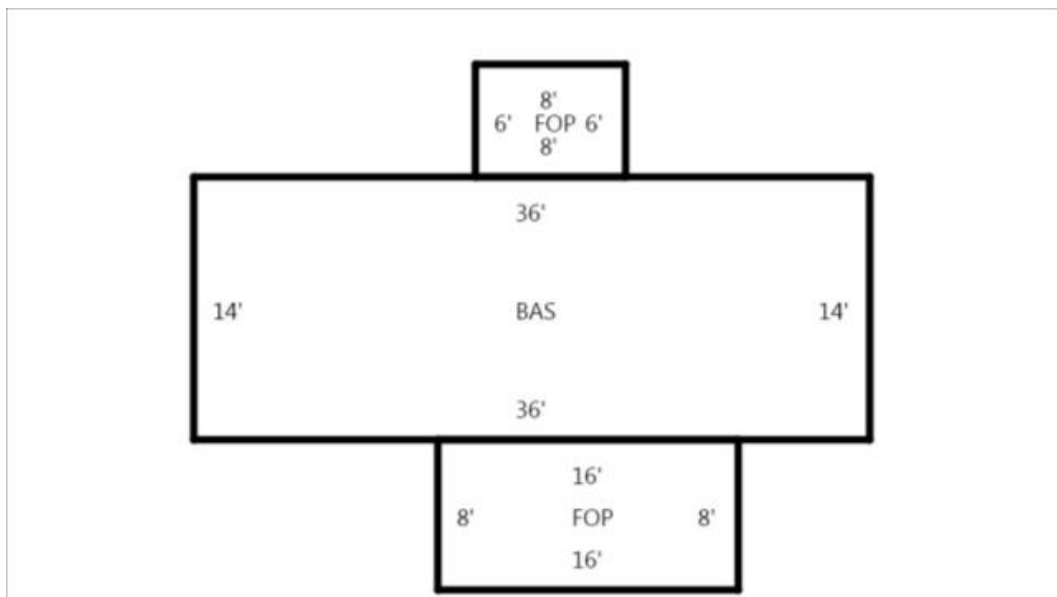
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027  
Appraised By 05 on 12/07/2020 21100 BATTLE BRANCH/WILDCAT KNOB/COWEE MTN

CARD NO. 1 of 2  
5.1960 AC  
TW-20 CI- FR-AL

SRC=  
AT- LAST ACTION 20220216

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.15000	CREDENCE TO		MARKET					
Foundation		2										CRECENCE TO		MARKET					
Piers		4.00	03	02	574	81	34.83	19992	2009	2009	% GOOD	85.0	DEPR. BUILDING VALUE - CARD		16,990				
Sub Floor System		4										DEPR. OB/XF VALUE - CARD		1,320					
Plywood		12.00										MARKET LAND VALUE - CARD		49,580					
Exterior Walls		10										TOTAL MARKET VALUE - CARD		67,890					
Aluminum/Vinyl/Canvas/Rubber Siding		18.00										TOTAL APPRAISED VALUE - CARD		67,890					
Roofing Structure		03										TOTAL APPRAISED VALUE - PARCEL		70,070					
Gable		12.00										TOTAL PRESENT USE VALUE - LAND		0					
Roofing Cover		03										TOTAL VALUE DEFERRED - PARCEL		0					
Asphalt/Composition Shingle		6.00										TOTAL TAXABLE VALUE - PARCEL \$		70,070					
Interior Wall Construction		2										PRIOR APPRAISAL							
Wall Board/Wood/Metal		12.00										PERMIT							
Interior Floor Cover		08										BUILDING VALUE	19,170	CODE	DATE	NO.			
Sheet Vinyl		8.00										OBXF VALUE	1,320						
Interior Floor Cover		14										LAND VALUE	49,580						
Carpet		0.00										PRESENT USE VALUE	0						
Heating Fuel		04										DEFERRED VALUE	0	ROUT: WTRSHD:					
Electric		2.00										TOTAL VALUE	70,070						
Heating Type		10										SALES DATA							
Heat Pump		5.00										OFF. RECORD	DATE	DEED		INDICATE			
Air Conditioning Type		01										BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
None		0.00										0503	0058	1	2022	WD	Q	I	75,000
Bedrooms/Bathrooms/Half-Bathrooms		2/1/0										0353	0079	10	2007		X	V	0
Bedrooms		BAS - 2 FUS - 0 LL - 0										0170	0599	8	1990		X	V	0
Bathrooms		BAS - 1 FUS - 0 LL - 0										HEATED AREA 504							
Half-Bathrooms		BAS - 0 FUS - 0 LL - 0										NOTES							
Office		BAS - 0 FUS - 0 LL - 0										GEN: GENERAL MEMO GEN: AD DED PORCHES FOR 2011 GEN: BP#100240 GEN: GENERAL M EMO GEN: ADDED PORCHES FO							
TOTAL POINT VALUE		79.000																	
BUILDING ADJUSTMENTS																			
Quality		3	Average	1.00															
Shape/Design		2	Rectangle	1.00															
Size		Size	Size	1.02															
TOTAL ADJUSTMENT FACTOR		1.020																	
TOTAL QUALITY INDEX		81																	



CORRELATION OF VALUE		PRIOR APPRAISAL		PERMIT					
DEPR. BUILDING VALUE - CARD	16,990	BUILDING VALUE	19,170	CODE	DATE	NO.			
DEPR. OB/XF VALUE - CARD	1,320	OBXF VALUE	1,320						
MARKET LAND VALUE - CARD	49,580	LAND VALUE	49,580						
TOTAL MARKET VALUE - CARD	67,890	PRESENT USE VALUE	0						
TOTAL APPRAISED VALUE - CARD	67,890	DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL APPRAISED VALUE - PARCEL	70,070	TOTAL VALUE	70,070						
TOTAL PRESENT USE VALUE - LAND	0	SALES DATA							
TOTAL VALUE DEFERRED - PARCEL	0	OFF. RECORD	DATE	DEED		INDICATE			
TOTAL TAXABLE VALUE - PARCEL \$	70,070	BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
		0503	0058	1	2022	WD	Q	I	75,000
		0353	0079	10	2007		X	V	0
		0170	0599	8	1990		X	V	0
		HEATED AREA 504							
		NOTES							
		GEN: GENERAL MEMO GEN: AD DED PORCHES FOR 2011 GEN: BP#100240 GEN: GENERAL M EMO GEN: ADDED PORCHES FO							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	504	100	17554	01M	C	UTILSHD/STRG-MT	1.000	16	10	160	12.10	100.00	-		2008	2008	S3		61	1181	
FOP	176	040	2438	24	D	SHED	1.000	10	8	80	8.50	100.00	-		2000	2000	S5		20	136	
SUBAREA TOTALS			680	19,992	TOTAL OB/XF VALUE																
BLDG DIMENSIONS			BAS=N14E36S14W36Area:504;FOP=S8E16N8W16Area:128;FOP=N6W8S6E8Area:48;TotalArea:680																		

LAND INFORMATION																			
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
SINGLE FAMILY RESIDENTIAL	0100		0	0	1.8180	4	0.6800	+00 -05 +00 +00 -27	RG	12,000.00	2.000	AC	1.240	14,880.00	29760	0			
WOODED ACREAGE	0160		0	0	1.3100	4	0.7600	+00 -05 +00 +00 -19	RG	6,200.00	3.196	AC	1.000	6,200.00	19815	0			
TOTAL MARKET LAND DATA												5.196		49575					
TOTAL PRESENT USE DATA																			

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5/18/2026 3:38:29 AM.

