

Parcel ID: 6674-20-81-8732-

SPLIT FROM ID

CARD NO. 1 of 2
0.3980 AC
TW-10 CI- FR-E

SRC=
AT- LAST ACTION 20251008

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL	0100		0	0	4.0000	4	1.1500	+00 +15 +00 +00 +00	PS	16,000.00	0.238	AC	4.600	73,600.00	17517		
COMMERCIAL	0700		0	0	1.0000	0	1.0000		PS	160,000.00	0.160	AC	1.000	160,000.00	25600		
TOTAL MARKET LAND DATA											0.398				43117		
TOTAL PRESENT USE DATA																	
6674-20-81-8732-																	
8/29/2026 5:48:58 AM.																	

COTE PETER TENANTS IN COMMON & WOODARD JAMES (TENANTS IN COMMON)

25 B ST
542909

PLAT: 00000/00000 UNIQ ID 11711
BRYSON CITY ELECTRONICS ID NO:

CARD NO. 2 of 2
0.3980 AC
TW-10 CI- FR-BC

Parcel ID: 6674-20-81-8732-

SPLIT FROM ID

COUNTY TAX (100), RESIDENTIAL FEE (2),
COMMERCIAL FEE (1)
Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 10/27/2020 10441 BRYSON CITY COMM SOUTHEAST

10-IR-2248-HWY 19 NORTH

SRC=
AT- LAST ACTION 20251008

CONSTRUCTION DETAIL

Foundation	3
Continuous/Footing	4.00
Sub Floor System	4
Plywood	10.00
Exterior Walls	05
Asbestos Shingle	15.00
Roofing Structure	03
Gable	8.00
Roofing Cover	12
Metal, Pre-Finish	7.00
Interior Wall Construction	5
Drywall/Sheetrock	16.00
Interior Floor Cover	12
Hardwood	20.00
Heating Fuel	03
Gas	2.00
Heating Type	04
Forced Air - Ducted	6.00
Air Conditioning Type	01
None	0.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures	
3.00	5.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	93.000

BUILDING ADJUSTMENTS

Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.10
TOTAL ADJUSTMENT FACTOR	0.990		
TOTAL QUALITY INDEX	92		

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
10	07	2,142	92	77.28	165534	1985	1940

DEPRECIATION

NORM	
	0.66000
% GOOD	34.0

CORRELATION OF VALUE

CREDENCE TO	MARKET				
DEPR. BUILDING VALUE - CARD	56,280				
DEPR. OB/XF VALUE - CARD					
MARKET LAND VALUE - CARD	0				
TOTAL MARKET VALUE - CARD	56,280				
TOTAL APPRAISED VALUE - CARD	56,280				
TOTAL APPRAISED VALUE - PARCEL	253,480				
TOTAL PRESENT USE VALUE - LAND	0				
TOTAL VALUE DEFERRED - PARCEL	0				
TOTAL TAXABLE VALUE - PARCEL \$	253,480				
PRIOR APPRAISAL	PERMIT				
BUILDING VALUE 279,690	CODE DATE NO.				
OBXF VALUE 290					
LAND VALUE 57,470					
PRESENT USE VALUE 0					
DEFERRED VALUE 0	ROUT: WTRSHD:				
TOTAL VALUE 337,450					
SALES DATA					
OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE
BOOK PAGE	MO YR	TYPE			SALES PRICE
0529 0849	4 2024	WD	A	I	450,000
0513 0993	10 2022	WD	E	I	0
DEATH CERT	11 2011	dc		I	0
0223 0448	3 1999	WD	X	V	135,000
BUILDING AREA 1,904					
NOTES					

28'

34'

APT

34'

BAS

28'

6'

FOP

20'

SUBAREA

TYPE	GS AREA	PCT	RPL CS
APT	952	120	88254
BAS	952	100	73571
FOP	120	040	3709
SUBAREA TOTALS	2,024		165,534

BLDG DIMENSIONS

APT=N34W28S34E28Area:952;FOP=S6E20N6W20Area:120;BAS=N34W28S34E28Area:952;TotalArea:2024

LAND INFORMATION

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TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

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