

Property Summary

Tax Year: 2022

REID	115576	PIN	9569-43-0230	Property Owner	WALGENBACH, JAMES F;WALGENBACH, CATHERINE A
Location Address	1525 RIDGEWOOD BLVD	Property Description	HAYWOOD HILLS LO8,9 PL2021-13744	Owner's Mailing Address	1525 RIDGEWOOD BLVD HENDERSONVILLE NC 28791

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	2021-13744	Deed Date	3/19/1992	Total Appraised Land Value	\$52,200
Old Map #		Deed Book	000794	Total Appraised Building Value	\$120,000
Market Area	101K	Deed Page	00685	Total Appraised Misc Improvements Value	\$2,900
Township	NA	Revenue Stamps	\$134	Total Cost Value	\$175,100
Planning Jurisdiction	HENDERSONVILLE	Package Sale Date		Total Appraised Value - Valued By Cost	\$175,100
City	HENDERSONVILLE	Package Sale Price		Other Exemptions	
Fire District		Land Sale Date		Exemption Desc	
Spec District		Land Sale Price		Use Value Deferred	
Land Class	RES-SINGLE FAMILY	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$175,100
Acreage	0.29	Total Living Area	1,415		
Permit Date		Total Gross Leasable Area	0		
Permit #					

Building Summary

Card 1 1525 RIDGEWOOD BLVD

Building Details		Building Description				Building Total & Improvement Details	
Bldg Type	SINGLE FAMILY	Year Built	1926	Effective Year	1977	Grade	C+ 110%
Units	0	Additions	5	Remodeled	0	Percent Complete	100
Living Area (SQFT)	1415	Interior Adj		FIREPLACE OPENINGS (1.00) FIREPLACE STACKS (1.00)		Total Adjusted Replacement Cost New	\$206,966
Number of Stories	1.00					Physical Depreciation (% Bad)	A 42%
Style	CONVENTIONAL	Other Features				Depreciated Value	\$120,040
Foundation	CONCRETE BLOCK					Economic Depreciation (% Bad)	0
Frame						Functional Depreciation (% Bad)	0
Exterior	WOOD SIDING					Total Depreciated Value	\$120,040
Const Type	WJ					Market Area Factor	1
Heating	FORCED AIR					Building Value	\$120,000
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	
Main Body (SQFT)	1325

Misc Improvements Value	\$2,900
Total Improvement Value	\$122,900
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area

Building Sketch



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	20x26	DIMENSIONS	DETACHED GARAGE	\$28.00	1926	80	0	0		\$2,900
Total Misc Improvements Value Assessed: \$2,900										

Land Summary

Land Class: RES-SINGLE FAMILY			Deeded Acres: 0.29		Calculated Acres: 0.29		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R-10		RESIDENTIAL BUILDING	0.29 BY THE ACRE PRICE	\$90,000	2		\$52,200
Total Land Value Assessed: \$52,200							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	WALGENBACH, JAMES F/ WALGENBACH, CATHERINE A	GWD	100	134		000794	00685	3/19/1992

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
1 Back	WALGENBACH, JAMES F	GWD	100	134		000794	00685	3/19/1992
2 Back	FERGUSON,TIMOTHY D	GWD	100	61		000695	00435	3/25/1987
3 Back	HAWKINS, JAMES M	GWD	100	46		000666	00559	10/11/1985

Notes Summary

Building Card	Date	Line	Notes
No Data			