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 HENDERSONVLLE NC 28791

Administrative Date	ta
Plat Book & Page	2021-13744
Old Map #	
Market Area	101K
Township	NA
Planning Jurisdiction	HENDERSONVILLE
City	HENDERSONVILLE
Fire District	
Spec District	
Land Class	RES-SINGLE FAMILY
History REID 1	
History REID 2	
Acreage	0.29
Permit Date	
Permit #	

Transfer Information				
Deed Date	3/19/1992			
Deed Book	000794			
Deed Page	00685			
Revenue Stamps	\$134			
Package Sale Date				
Package Sale Price				
Land Sale Date				
Land Sale Price				

Improvement Summary				
improvement cummary				
Total Buildings	1			
Total Units	0			
Total Living Area	1,415			
Total Gross Leasable Area	0			

Property Value	
Total Appraised Land Value	\$52,200
Total Appraised Building Value	\$120,000
Total Appraised Misc Improvements Value	\$2,900
Total Cost Value	\$175,100
Total Appraised Value - Valued By Cost	\$175,100
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$175,100

Building Summary

Card 1 1525 RIDGEWOOD BLVD

Building Details					
Bldg Type	SINGLE FAMILY				
Units	0				
Living Area (SQFT)	1415				
Number of Stories	1.00				
Style	CONVENTIONAL				
Foundation	CONCRETE BLOCK				
Frame					
Exterior	WOOD SIDING				
Const Type	WJ				
Heating	FORCED AIR				
Air Cond	100% CENTRAL A/C				
Baths (Full)	2				

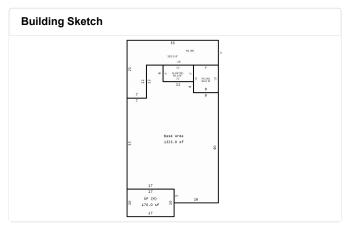
Building	Building Description					
Year Built 1926		Effective Year	1977			
Additions	5	Remodeled	0			
Interior Ad	j	FIREPLACE OPENINGS (1.00 FIREPLACE STA (1.00)	,			
Other Feat	ures					

Building Total & Improvement Details						
Grade	C+ 110%					
Percent Complete	100					
Total Adjusted Replacement Cost New	\$206,966					
Physical Depreciation (% Bad)	A 42%					
Depreciated Value	\$120,040					
Economic Depreciation (% Bad)	0					
Functional Depreciation (% Bad)	0					
Total Depreciated Value	\$120,040					
Market Area Factor	1					
Building Value	\$120,000					

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	Туре	Code	Area		





Misc Improvements Summary

Card #	Unit Quantity	Measure	Туре	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	Total Misc Improvements Value Assessed: \$2,900									

Land Summary

Land Class: RES-SINGLE FAMILY			Deeded Acres: 0.29	Calculated A				
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			