

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6014 BRANFORD, CT VISION
32 PROSPECT HILL LLC		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	
		4 Rolling	6 Septic			RES LAND	1-1	1,155,300	808,700	
398 VANDERBILT RD		SUPPLEMENTAL DATA				RES EXCES	1-2	105,000	73,500	
		Alt Prcl ID K10/000/002/00033/ CONDO B CONDO U CONDO F				DWELLING	1-3	917,100	642,000	
ASHEVILLE NC 28803		PARCEL D				RES OUTBL	1-4	15,500	10,800	
GIS ID 11114		DISTRICT 1: CENSUS 1846				Total		2,192,900	1,535,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
32 PROSPECT HILL LLC		1237 0671	03-06-2018	U	I	0	25	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
STOECKLEIN CHRISTINE SVENNINGSEN		1179 0303	06-22-2015	U	I	0	25	2024	1-1	808,700	2024	1-1	808,700	2023	1-1	682,500
OLD ADAMS HOUSE LLC		0895 0964	12-17-2004	U	I	0	25		1-2	73,500		1-2	73,500		1-2	55,200
KINGSLEY GRETCHEN H		0297 0383	06-16-1978	Q		175,000	U		1-3	642,000		1-3	642,000		1-3	205,900
									1-4	10,800		1-4	10,800		1-4	6,900
								Total		1,535,000	Total		1,535,000	Total		950,500

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

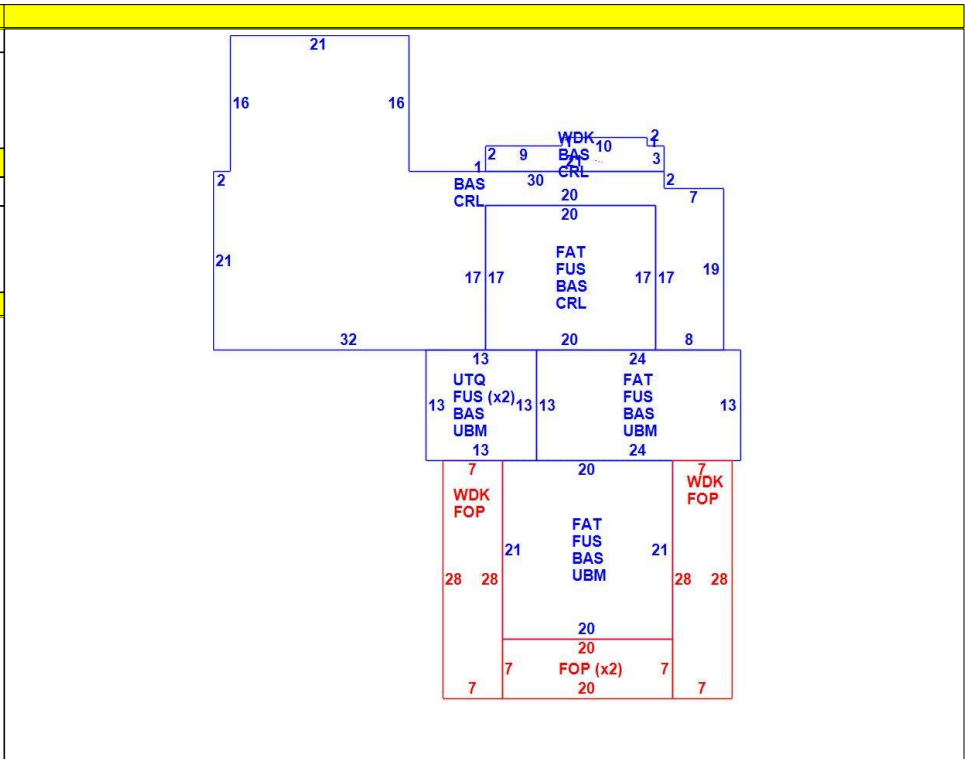
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch									
1500													

NOTES				APPRAISED VALUE SUMMARY										
PURPLE /1A/EXC OCEANVIEW				9/19/12 100% OUTSIDE ONLY NO INT INSPECT										
OWNER AGREED VALUE CT STPT JDGMT 6/2018				SOLD WITH 31 PROSPECT HILL RD										
1-4 FIX BTH=JET TUB 2-4 SIDE DORMERS				895/964 \$2,800,000 MAP 4120 6/22/22										
SLATE FLR IN FAMILY RM 9/29/2023 50% UC				SOLD W/ 31,33,34 PROSPECT HILL RD										
TC MAP#3285 12/17/2004				V1237 P671 3/6/18 \$2,450,000 MAP 4171										
OBS 23 ATTCHD OB2=2 STORY W/WOB														
				Total Appraised Parcel Value										2,192,900

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
21-01748-3	02-12-2024	EL	Electric	5,400		100		WIRE SMOKE AND CO2 DET	09-10-2024	MMM			37	Bldg Permit	
21-01748-2	01-09-2023	EL	Electric	25,000		50		INSTALL 200 AMP SERVICE	08-14-2024	GF			11	Field Review	
21-01748-1	09-16-2022	HA	HVAC	150,000		50		INSTALL 4 WATER TO AIR G	03-12-2024	VA			62	Data Mailer No Change	
21-01747	10-22-2021	DE	Demolish	50,000		100		DEMO PART OF MAIN HOUS	02-28-2024	VA			50	Data Mailer Sent	
21-01748	10-19-2021	RS	Residential	1,150,000		50		ADDITION & RENOVATION O	10-02-2023	ZT			37	Bldg Permit	
18-00978	08-17-2018	PL	Plumbing	512	10-01-2018	100		INST 3 LP TNKS	09-29-2023	ZT			37	Bldg Permit	
14-00976	09-29-2014	RF	Roofing	17,500	04-30-2015	100		REPLACE ROOF 50 SQ	10-04-2022	ZT			37	Bldg Permit	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam MDL	R3			0.340	AC 130,000.00	2.61	5	1.00	1500	4.00	EXCELL VIEW	SV7	2.50	1,155,300	
1	1010	Single Fam MDL	R3			1.050	AC 10,000.00	1.00	0	1.00	1500	4.00		SV7	2.50	105,000	
Total Card Land Units						1.39	AC	Parcel Total Land Area						1.39	Total Land Value		1,260,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Old Style			
Model	01	Residential			
Grade:	08	A			
Stories:	3	3 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	10	10 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Cottage Cmplx					
Cottage Adj					
			MIXED USE		
			Code	Description	Percentage
			1010	Single Fam MDL01	100
					0
					0
			COST / MARKET VALUATION		
			Adjusted Base Rate		244.30
			Building Value New		1,151,154
			Year Built		1878
			Effective Year Built		2009
			Depreciation Code		VG
			Remodel Rating		05
			Year Remodeled		2023
			Depreciation %		4
			Functional Obsol		
			External Obsol		
			Condition		UC
			Condition %		50
			Percent Good		50
			RCNLD		575,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	72	18.00	2002		50		0.00	600
BRN6	2 STY W/BSM	L	480	62.00	2002		50		0.00	14,900
FPL3	FIREPLACE 2	B	1	7000.00	1990		50		0.00	3,500
FPL1	FIREPLACE 1	B	1	5500.00	2024		50		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	2,556	2,556	2,556	244.30	624,437
CRL	Crawl Space	0	1,655	0	0.00	0
FAT	Attic, Finished	322	1,072	322	73.38	78,665
FOP	Porch, Open	0	672	134	48.72	32,737
FUS	Upper Story, Finished	1,410	1,410	1,410	244.30	344,467
UBM	Basement, Unfinished	0	901	180	48.81	43,974
UTQ	Unfin Three Qtr	0	169	63	91.07	15,391
WDK	Deck, Wood	0	465	47	24.69	11,482
Ttl Gross Liv / Lease Area		4,288	8,900	4,712		1,151,153



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		4 Rolling	6 Septic			RES LAND	1-1	1,155,300	808,700	
398 VANDERBILT RD ASHEVILLE NC 28803		SUPPLEMENTAL DATA				RES EXCES	1-2	105,000	73,500	
		Alt Prcl ID K10/000/002/00033/ CONDO B CONDO U CONDO F				DWELLING	1-3	917,100	642,000	
		PARCEL D GIS ID 11114				RES OUTBL	1-4	15,500	10,800	
DISTRICT 1: CENSUS 1846				Assoc Pid#	Total		2,192,900	1,535,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
32 PROSPECT HILL LLC	1237	0671	03-06-2018	U	I	0	25	2024	1-1	808,700	2024	1-1	808,700	2023	1-1	682,500
STOECKLEIN CHRISTINE SVENNINGSEN	1179	0303	06-22-2015	U	I	0	25		1-2	73,500		1-2	73,500		1-2	55,200
OLD ADAMS HOUSE LLC	0895	0964	12-17-2004	U	I	0	25		1-3	642,000		1-3	642,000		1-3	205,900
KINGSLEY GRETCHEN H	0297	0383	06-16-1978	Q		175,000	U		1-4	10,800		1-4	10,800		1-4	6,900
Total								Total	1,535,000		Total	1,535,000		Total	950,500	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total		0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
1500					Appraised Bldg. Value (Card)						903,800
					Appraised Xf (B) Value (Bldg)						13,300
					Appraised Ob (B) Value (Bldg)						15,500
					Appraised Land Value (Bldg)						1,260,300
					Special Land Value						0
					Total Appraised Parcel Value						2,192,900
					Valuation Method						C
					Total Appraised Parcel Value						2,192,900

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
2	1010	Single Fam MDL				SF		0.00		1.00		1.00			0.00	0	
Total Card Land Units						0.00	SF	Parcel Total Land Area				1.39	Total Land Value				0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description					
Style:	04	Cape Cod								
Model:	01	Residential								
Grade:	05	B -								
Stories:	1.75	1 3/4 Stories								
Occupancy	1									
Exterior Wall 1	30	Hardy Plank								
Exterior Wall 2	06	Board & Batten								
Roof Structure:	03	Gable/Hip								
Roof Cover	11	Slate								
Interior Wall 1	05	Drywall								
Interior Wall 2										
Interior Flr 1	09	Pine/Soft Wood								
Interior Flr 2	12	Hardwood								
Heat Fuel	02	Oil								
Heat Type:	04	Forced Air-Duc								
AC Type:	03	Central								
Total Bedrooms	01	1 Bedroom								
Total Bthrms:	1									
Total Half Baths	1									
Total Xtra Fixtrs										
Total Rooms:	3	3 Rooms								
Bath Style:	02	Average								
Kitchen Style:	02	Average								
Cottage Cmplx										
Cottage Adj										
						<div style="border: 1px solid red; padding: 5px; width: fit-content; margin: 5px;"> <p style="text-align: center; color: red;">WDK 9</p> <p style="text-align: center; color: red;">24</p> </div> <div style="border: 1px solid blue; padding: 5px; width: fit-content; margin: 5px;"> <p style="text-align: center; color: blue;">TQS BAS UBM 20</p> <p style="text-align: center; color: blue;">FAT BAS UBM 18</p> <p style="text-align: center; color: blue;">16</p> <p style="text-align: center; color: blue;">24</p> </div>				
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	FIREPLACE 2	B	1	7000.00	2024		100		0.00	7,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	768	768	768	228.23	175,280				
FAT	Attic, Finished	86	288	86	68.15	19,628				
TQS	Three Quarter Story	408	480	408	193.99	93,117				
UBM	Basement, Unfinished	0	768	154	45.76	35,147				
WDK	Deck, Wood	0	216	22	23.25	5,021				
Ttl Gross Liv / Lease Area		1,262	2,520	1,438		328,193				