

Henderson County Property Record Card

Property Summary

Tax Year: 2025

REID	1016013	PIN	9578-51-4232	Property Owner	CORN, GAIL K
Location Address	1611 OLD SPARTANBURG RD	Property Description	CORN'S MHP LO:A	Owner's Mailing Address	898 WADDELL DR HENDERSONVILLE NC 28792

Administrative Data		Transfer Information		Property Value	
Plat Book & Page		Deed Date	6/20/2013	Total Appraised Land Value	\$413,900
Old Map #		Deed Book	001537	Total Appraised Building Value	\$78,700
Market Area	C102D	Deed Page	00370	Total Appraised Misc Improvements Value	\$60,000
Township	NA	Revenue Stamps		Total Cost Value	\$552,600
Planning Jurisdiction	COUNTY,HENDERSONVILLE	Package Sale Date	6/20/2013	Total Appraised Value - Valued By Cost	\$552,600
City		Package Sale Price		Other Exemptions	
Fire District	BLUE RIDGE	Land Sale Date		Exemption Desc	
Spec District		Land Sale Price		Use Value Deferred	
Land Class	MANU HOME PARK	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$552,600
Acreage	0.95	Total Living Area	0		
Permit Date		Total Gross Leasable Area	1,360		
Permit #					

Building Summary

Card 1 1611 OLD SPARTANBURG RD

Building Details	
Bldg Name	Automotive Discount
Primary Occupancy Type	RETAIL BUILDINGS
Primary Occupancy	GENERAL RETAIL
Primary Class	D
Primary Quality	GRADE D
Year Built	1995
Effective Year	2000
Physical Depreciation (Rating)	AVERAGE
Physical Depreciation (% Bad)	23
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	1,360
Remodeled Year	0
Total Stories	1

Building Total & Improvement Details	
Total Adjusted Replacement Cost New	\$102,216
Physical Depreciation (% Bad)	AVERAGE 23
Depreciated Value	\$78,707
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$78,707
Market Area Factor	1
Building Value	\$78,700
Misc Improvements Value	\$60,000
Total Improvement Value	\$138,700
Assessed Land Value	\$413,900
Assessed Total Value	\$552,600

Section 1 Details	
Occupancy Type	RETAIL BUILDINGS
Air Conditioning	NO AIR CONDITIONING
Baths	ADEQUATE
Class	D
Depreciation	23%
Depreciation	AVERAGE
FIREPLACE OPENINGS	0
FIREPLACE STACKS	0
Heat	NO HEAT
Occupancy	GENERAL RETAIL
Quality	GRADE D

Addition Summary			
Story	Type	Code	Area
1.00	OPEN PORCH (MAIN)	MAIN	312
1.00	UT (MAIN)	MAIN	2246
1.00	OPEN PORCH (MAIN)	MAIN	20

Building Sketch

Photograph



Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (%) Bad)	Econ Depr (%) Bad)	Funct Depr (%) Bad)	Common Interest (%) Good)	Value
1	6	UNITS	MOBILE HOME PARK SITES-FAIR	\$10,000.00		1983	0	0	0		\$60,000
Total Misc Improvements Value Assessed: \$60,000											

Land Class: MANU HOME PARK			Deeded Acres: 1.06		Calculated Acres: 0.95		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
CC		COMMERCIAL PRIMARY	0.69 BY THE ACRE PRICE	\$435,600			\$300,600
R-15		COMMERCIAL PRIMARY	0.26 BY THE ACRE PRICE	\$435,600			\$113,300
Total Land Value Assessed: \$413,900							

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	CORN, GAIL K	GWD	100	0		001537	00370	6/20/2013
1 Back	KING, WILLIAM R LEST/ CORN, GAIL K REMAINDERMAN/ KING, GARY R REMAINDERMAN	GWD	100	0		001207	00510	12/2/2004

Building Card	Date	Line	Notes
No Data			