

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft <b>1,360</b>	Lot Sq Ft <b>41,382</b>	Yr Built <b>1995</b>	Type <b>MBL HM PRK</b>	

OWNER INFORMATION			
Owner	<b>Corn Gail K</b>	Tax Billing Zip	<b>28792</b>
Tax Billing Address	<b>898 Waddell Dr</b>	Tax Billing Zip+4	<b>8843</b>
Tax Billing City & State	<b>Hendersonville, NC</b>	Owner Occupied	<b>No</b>

LOCATION INFORMATION			
School District	<b>Henderson County Schools</b>	Zoning Description	<b>Central Commercial-Cc</b>
Township	<b>Blue Ridge Fire</b>	Neighborhood Code	<b>Blue Ridge-1001</b>
Census Tract	<b>9313.00</b>	Within 250 Feet of Multiple Flood Z one	<b>Yes (Ae, X)</b>
Zoning	<b>CC</b>		

TAX INFORMATION			
Parcel ID	<b>1016013</b>	Tax Area	<b>F01</b>
% Improved	<b>31%</b>	Tax Appraisal Area	<b>F01</b>
Legal Description	<b>CORN'S MHP LOA</b>		

ASSESSMENT & TAX			
Assessment Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Assessed Value - Total	<b>\$600,000</b>	<b>\$600,000</b>	<b>\$176,000</b>
Assessed Value - Land	<b>\$413,900</b>	<b>\$413,900</b>	<b>\$41,500</b>
Assessed Value - Improved	<b>\$186,100</b>	<b>\$186,100</b>	<b>\$134,500</b>
YOY Assessed Change (\$)	<b>\$0</b>	<b>\$424,000</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>240.91%</b>	
Market Value - Total	<b>\$600,000</b>	<b>\$600,000</b>	<b>\$176,000</b>
Market Value - Land	<b>\$413,900</b>	<b>\$413,900</b>	<b>\$41,500</b>
Market Value - Improved	<b>\$186,100</b>	<b>\$186,100</b>	<b>\$134,500</b>
Tax Year	Total Tax	Change (\$)	Change (%)
2022	<b>\$1,216</b>		
2023	<b>\$3,366</b>	<b>\$2,150</b>	<b>176.77%</b>
2024	<b>\$3,366</b>	<b>\$0</b>	<b>0%</b>

CHARACTERISTICS			
Land Use - Universal	<b>Mobile Home Park</b>	Building Sq Ft	<b>1,360</b>
Land Use - County	<b>Manufactured Home Park</b>	Total Building Sq Ft	<b>1,360</b>
Lot Acres	<b>0.95</b>	Ground Floor Sq Ft	<b>1,360</b>
Lot Sq Ft	<b>41,382</b>	Cooling Type	<b>None</b>
Year Built	<b>1995</b>	Exterior	<b>Wood Siding</b>
Effective Year Built	<b>2000</b>	Porch	<b>Open Porch</b>
# of Buildings	<b>1</b>	Porch Sq Ft	<b>312</b>
Building Type	<b>Retail Condo</b>	Quality	<b>Fair</b>
Stories	<b>1</b>	Condition	<b>Average</b>

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Open Porch	<b>S</b>	<b>312</b>		
Ut	<b>S</b>	<b>2,246</b>		
Open Porch	<b>S</b>	<b>20</b>		
Mobile Home Park Sites-Fair	<b>U</b>	<b>6</b>	<b>1983</b>	<b>\$60,000</b>

SELL SCORE		
Value As Of	<b>2025-03-16 04:39:43</b>	

LAST MARKET SALE & SALES HISTORY	
Property Details	Courtesy of Steven Owens, Canopy MLS

## MORTGAGE HISTORY

Mortgage Date	10/06/2016
Mortgage Amount	\$70,000
Mortgage Lender	Entegra Bk
Mortgage Type	Refi

## PROPERTY MAP

