

Henderson County Property Record Card

Property Summary

Tax Year: 2026

REID	9944449	PIN	9547-59-8165	Property Owner	EZZO, MICHAEL;EZZO, MATHILDA T
Location Address	109 EAGLE ROCK TRL	Property Description	L#47 RAMBLNG RDG SEC 5 SE:5 PL:1990-1062	Owner's Mailing Address	109 EAGLE ROCK TRL HENDERSONVILLE NC 28739

Administrative Data	Transfer Information	Property Value
Plat Book & Page 1990-1062	Deed Date 4/18/2006	Total Appraised Land Value \$48,000
Old Map #	Deed Book 001270	Total Appraised Building Value \$302,600
Market Area 408	Deed Page 00285	Total Appraised Misc Improvements Value
Township NA	Revenue Stamps \$410	Total Cost Value \$350,600
Planning Jurisdiction COUNTY	Package Sale Date 4/18/2006	Total Appraised Value - Valued By Cost \$350,600
City	Package Sale Price \$205,000	Other Exemptions
Fire District VALLEY HILL	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 \$350,600
Acreage 0.4	Total Living Area 1,555	
Permit Date	Total Gross Leasable Area 0	
Permit #		

Building Summary

Card 1 109 EAGLE ROCK TRL

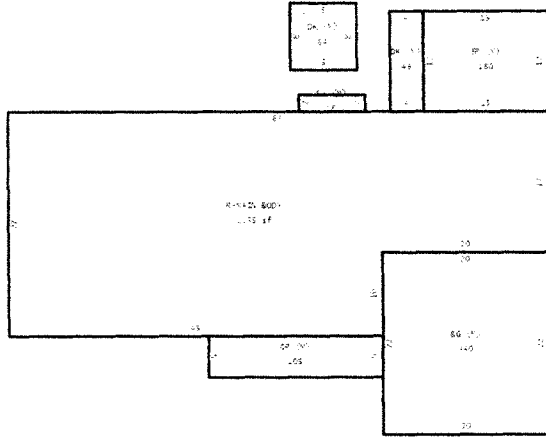
Building Details		Building Description			Building Total & Improvement Details		
Bldg Type	SINGLE FAMILY	Year Built	1991	Effective Year	1996	Grade	C+ 110%
Units	0	Additions	8	Remodeled	0	Percent Complete	100
Living Area (SQFT)	1555					Total Adjusted Replacement Cost New	\$414,477
Number of Stories	1.00			FIREPLACE OPENINGS (1.00)		Physical Depreciation (% Bad)	A 27%
Style	CONVENTIONAL	Interior Adj		FIREPLACE STACKS (1.00)		Depreciated Value	\$302,568
Foundation	MASONRY					Economic Depreciation (% Bad)	0
Frame		Other Features				Functional Depreciation (% Bad)	0
Exterior	BRICK					Total Depreciated Value	\$302,568
Const Type	WJ					Market Area Factor	1
Heating	HEAT PUMP					Building Value	\$302,600
Air Cond	100% CENTRAL A/C					Misc Improvements Value	
Baths (Full)	2					Total Improvement Value	\$302,600
Baths (Half)	1					Assessed Land Value	
Extra Fixtures	2					Assessed Total Value	
Total Plumbing Fixtures	10						
Bedrooms	0						
Floor							
Roof Cover							
Roof Type							
Main Body (SQFT)	1555						

Addition Summary

Story	Type	Code	Area
1.00	BRICK ATTACHED GARAGE (MAIN)	MAIN	440
1.00	OPEN FRAME PORCH (MAIN)	MAIN	105
1.00	BAY WINDOW (MAIN)	MAIN	16
1.00	DECK (MAIN)	MAIN	48
1.00	SCREENED PORCH (MAIN)	MAIN	180
1.00	DECK (MAIN)	MAIN	64
1.00	UNFINISHED BASEMENT	BSMT	1555
1.00	UTILITY ROOM (LOWER)	LOWE	180

Building Sketch

Photograph



Misc Improvements Summary

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
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No Data

Total Misc Improvements Value Assessed:

Land Summary

Land Class: RES-SINGLE FAMILY

Deeded Acres: 0

Calculated Acres: 0.4

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R2R		RESIDENTIAL BUILDING	0.40 BY THE ACRE PRICE	\$75,000	1.6		\$48,000

Total Land Value Assessed: \$48,000

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	EZZO, MICHAEL/ EZZO, MATHILDA T	DEED	100	410	\$205,000	001270	00285	4/18/2006
1 Back	ROTHACKER, HELEN M/ ROTHACKER, SUZANNE J	GWD	100	138		000777	00475	6/14/1991
2 Back	ROTHACKER, HELEN M	GWD	100	138		000777	00475	6/14/1991
3 Back	MELBET, INC	GWD	100	0		000777	00437	6/14/1991
4 Back	AREA DESIGNS, INC	GWD	100	0		000776	00823	6/6/1991
5 Back	RAMBLING RIDGE SEC 5/ MARIEN, A VINCENT	GWD	100	0		000SLD	01062	11/29/1990

Notes Summary

Building Card	Date	Line	Notes
No Data			