

Property Summary

Tax Year: 2025

REID	1652007	PIN	1579-71-1996	Property Owner	GINGERICH, JACOB D;GINGERICH, NANCY
Location Address	553 SHORT RD	Property Description		Owner's Mailing Address	591 SHORT RD ELLENBORO NC 28040

Administrative Data	
Plat Book & Page	
Old Map #	NONE
Market Area	A20C
Township	Colfax
Planning Jurisdiction	RUTHERFORD
City	
Fire District	F11 ELLENBORO
Spec District	
Land Class	SINGLE FAMILY RES
History REID 1	
History REID 2	
Acreage	11.94
Permit Date	
Permit #	

Transfer Information	
Deed Date	6/12/2017
Deed Book	001152
Deed Page	00280
Revenue Stamps	\$96
Package Sale Date	
Package Sale Price	
Land Sale Date	6/12/2017
Land Sale Price	\$48,000

Improvement Summary	
Total Buildings	2
Total Units	0
Total Living Area	3,440
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$45,000
Total Appraised Building Value	\$105,800
Total Appraised Misc Improvements Value	\$13,000
Total Cost Value	\$163,800
Total Appraised Value - Valued By Cost	\$163,800
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$163,800

Building Summary

Card 1 553 SHORT RD

Building Details	
Bldg Type	RESIDENTIAL
Units	0
Living Area (SQFT)	1872
Number of Stories	1.00
Style	2+ STORIES
Foundation	BLOCK/BRICK
Frame	WOOD FRAME
Exterior	METAL SIDING
Const Type	
Heating	NONE
Air Cond	NO AIR CONDITIONING
Baths (Full)	0
Baths (Half)	0
Extra Fixtures	0
Total Plumbing Fixtures	0
Bedrooms	4
Floor	NONE
Roof Cover	METAL

Building Description			
Year Built	2020	Effective Year	2020
Additions	2	Remodeled	0
Interior Adj			
Other Features			

Building Total & Improvement Details	
Grade	LW-1 45%
Percent Complete	100
Total Adjusted Replacement Cost New	\$103,367
Physical Depreciation (% Bad)	AVER 2%
Depreciated Value	\$101,300
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	50
Total Depreciated Value	\$50,650
Market Area Factor	1
Building Value	\$50,700
Misc Improvements Value	\$13,000
Total Improvement Value	\$63,700
Assessed Land Value	
Assessed Total Value	

Roof Type	GABLE
Main Body (SQFT)	936

Addition Summary

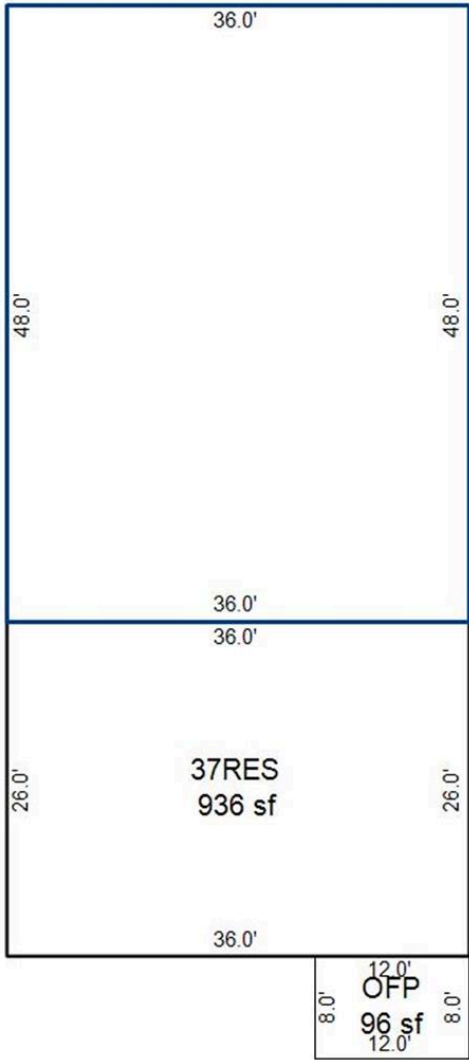
Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OFP	96
2.00	FINISHED UPPER STORY	FINU	936

Building Sketch

Photograph



1652007



Card 2 589 SHORT RD

Building Details	
Bldg Type	RESIDENTIAL
Units	0

Building Description			
Year Built	2020	Effective Year	2020
Additions	7	Remodeled	0

Building Total & Improvement Details	
Grade	LW-1 45%

Living Area (SQFT)	1568
Number of Stories	1.00
Style	2+ STORIES
Foundation	BLOCK/BRICK
Frame	WOOD FRAME
Exterior	METAL SIDING
Const Type	
Heating	NONE
Air Cond	NO AIR CONDITIONING
Baths (Full)	0
Baths (Half)	0
Extra Fixtures	0
Total Plumbing Fixtures	0
Bedrooms	4
Floor	NONE
Roof Cover	METAL
Roof Type	GABLE
Main Body (SQFT)	784

Interior Adj	
Other Features	

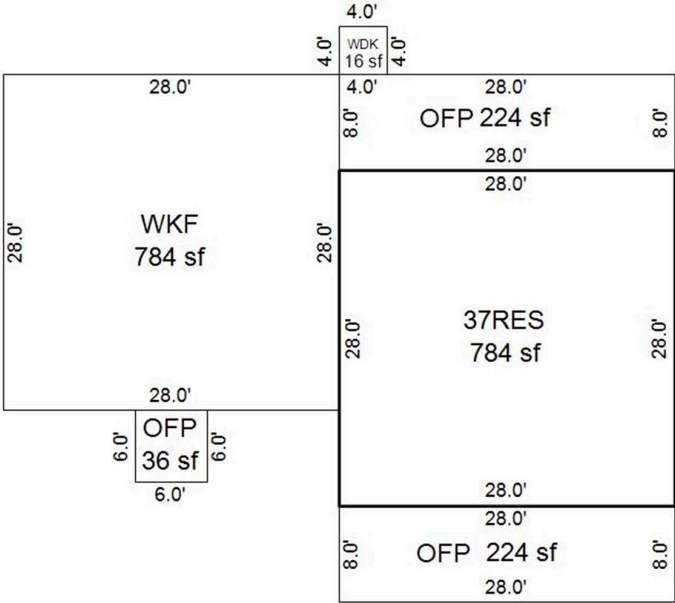
Percent Complete	100
Total Adjusted Replacement Cost New	\$112,361
Physical Depreciation (% Bad)	AVER 2%
Depreciated Value	\$110,114
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	50
Total Depreciated Value	\$55,057
Market Area Factor	1
Building Value	\$55,100
Misc Improvements Value	
Total Improvement Value	\$55,100
Assessed Land Value	
Assessed Total Value	

Addition Summary

Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OFP	224

Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OFP	224
1.00	WOOD DECK	WDK	16
1.00	WORKSHOP FRAME	WKF	784
1.00	OPEN FRAME PORCH	OFP	36
2.00	FINISHED UPPER STORY	FINU	784
1.00	BASEMENT UNFINISHED	BSMT	784

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
1	648	SIZE	SHED W/SIDE	\$6.29		2020	15	0	0		\$2,100
1	192	SIZE	LEAN-TO SHED	\$4.42		2020	15	0	0		\$400
1	768	SIZE	UTILITY METAL	\$11.00		2020	15	0	0		\$4,300
1	120	SIZE	UTILITY METAL	\$11.00		2020	15	0	0		\$700
1	1728	SIZE	SHED W/SIDE	\$6.29		2020	15	0	0		\$5,500
Total Misc Improvements Value Assessed: \$13,000											

Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 11.94		Calculated Acres: 11.2		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
NONE		RESIDENTIAL	2.00 BY THE ACRE PRICE	\$5,000	1.34		\$13,400
NONE	AGR 3	AGRICULTURAL	9.44 BY THE ACRE PRICE	\$2,500	1.34		\$31,600
NONE		RIGHT OF WAY ROAD	0.50 BY THE ACRE PRICE	\$0	1.34		
Total Land Value Assessed: \$45,000							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	GINGERICH, JACOB D/ GINGERICH, NANCY	DEED, SPLIT	100	96	\$48,000	001152	00280	6/12/2017
1 Back	HELTON, J REID/ HELTON, MARGARET	DEED	100, 100	0		1152	280	6/12/2017

Notes Summary

Building Card	Date	Line	Notes
No Data			