

Henderson County Property Record Card

Property Summary

Tax Year: 2026

REID	10009276	PIN	9672-04-6743	Property Owner	FUSCO, JOHN A.;FUSCO, JEFFREY
Location Address	540 DUNCAN CREEK RD	Property Description	PL:2022-14324	Owner's Mailing Address	542 DUNCAN CREEK RD FLETCHER NC 28732

Administrative Data	
Plat Book & Page	2022-14324
Old Map #	
Market Area	1005C
Township	NA
Planning Jurisdiction	COUNTY
City	
Fire District	FLETCHER
Spec District	
Land Class	RES-SINGLE FAMILY
History REID 1	
History REID 2	
Acreage	5.1
Permit Date	
Permit #	

Transfer Information	
Deed Date	7/29/2022
Deed Book	003944
Deed Page	00532
Revenue Stamps	\$1,000
Package Sale Date	7/29/2022
Package Sale Price	\$500,000
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	2,772
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$79,000
Total Appraised Building Value	\$448,200
Total Appraised Misc Improvements Value	
Total Cost Value	\$527,200
Total Appraised Value - Valued By Cost	\$527,200
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$527,200

Building Summary

Card 1 540 DUNCAN CREEK RD

Building Details	
Building Type	SINGLE FAMILY
Building Use	MA-SINGLE FAMILY
Units	0
Living Area (SQFT)	2772
Number of Stories	1.40
Style	CONVENTIONAL
Foundation	CRAWL
Frame	
Exterior	VINYL
Const Type	WJ
Heating	ELECTRIC HEAT
Air Cond	NO AIR CONDITIONING
Baths (Full)	4
Baths (Half)	2
Extra Fixtures	5
Total Plumbing Fixtures	21
Bedrooms	0
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	708

Building Description			
Year Built	1964	Effective Year	2004
Additions	6	Remodeled	0
Interior Adj	FIREPLACE OPENINGS (2.00) FIREPLACE STACKS (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	C+ 110%
Percent Complete	100
Total Adjusted Replacement Cost New	\$553,319
Physical Depreciation (% Bad)	0%
Depreciated Value	\$448,188
Economic Depreciation (% Bad)	0%
Functional Depreciation (% Bad)	0%
Total Depreciated Value	\$448,188
Market Area Factor	1
Building Value	\$448,200
Misc Improvements Value	
Total Improvement Value	\$448,200
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	DECK (MAIN)	MAIN	660
1.00	DECK (MAIN)	MAIN	9
1.00	FRAME ADDITION (MAIN)	MAIN	1252
1.00	PATIO (MAIN)	MAIN	480
1.00	DECK (MAIN)	MAIN	48
1.00	UPPER STORY	STRY	812

Building Sketch

Photograph

