

Sevier (078)
Tax Year 2026 | Reappraisal 2026

Jan 1 Owner
 CARTER MATTHEW H
 1171 AMMERMAN PIKE
 CYNTHIANA KY 41031

Current Owner

MAGIC KINGDOM LN 662
 Ctrl Map: 070D Group: A Parcel: 034.00 Pl: SI: 000

Value Information

Land Market Value: \$75,000
Improvement Value: \$454,400
Total Market Appraisal: \$529,400
Assessment Percentage: 40%
Assessment: \$211,760

Subdivision Data

Subdivision:
 SUGAR LOAF RIDGE PH 2
Plat Book: 37 **Plat Page:** 125 **Block:** **Lot:** 34

Additional Information

General Information

Class: 08 - Commercial **City #:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 10 **Neighborhood:** C01
Number of Buildings: 1 **Number of Mobile Homes:** 0
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:** R-1

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK		48

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.57 **Calculated Acres:** 0 **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2+ - ABOVE AVERAGE +
Square Feet of Living Area:
 1344
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 13 - PANELING CUSTOM
Bath Tiles:
 01 - FLOOR ONLY
Shape:
 01 - RECTANGLE

Building Sketch



Stories:
 1.00
Actual Year Built:
 2017
Plumbing Fixtures:
 11
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 05 - MAXIMUM
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,344
OPF - OPEN PORCH FINISHED	240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/1/2021	\$399,200	5931	399	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/25/2017	\$175,000	4984	713	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/25/2017	\$0	4984	711		QC - QUITCLAIM DEED	-
11/28/2016	\$55,000	4842	13	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/4/2011	\$0	3665	95		-	-
4/19/2001	\$0	1214	641		-	-