

Sevier (078)
Tax Year 2026 | Reappraisal 2026

Jan 1 Owner
 CVI PROPERTIES LLC
 303 W MARION STREET
 SHELBY NC 28150

Current Owner

FIREFLY TRAIL WAY 1505
 Ctrl Map: 093L Group: A Parcel: 001.00 Pl: SI: 075

Value Information

Land Market Value: \$65,000
Improvement Value: \$1,082,000
Total Market Appraisal: \$1,147,000
Assessment Percentage: 40%
Assessment: \$458,800

Subdivision Data

Subdivision:
 BLACK BEAR RIDGE PUD
Plat Book: LM36 **Plat Page:** 260 **Block:** **Lot:** 78R

Additional Information

General Information

Class: 08 - Commercial **City #:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 16 **Neighborhood:** I01
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

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

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

Land Code	Soil Class	Units
06 - RES RESORT		1.00

Residential Building #: 1

Improvement Type:
 05 - SINGLE FAMILY
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2 - ABOVE AVERAGE
Square Feet of Living Area:
 3480
Foundation:
 04 - SPECIAL 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:
 2.00
Actual Year Built:
 2024
Plumbing Fixtures:
 18
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
Floor Finish:
 09 - HARDWOOD/PARQUE
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,080
USF - UPPER STORY FINISHED	1,320
BSF - BASE SEMI FINISHED	1,080
OPF - OPEN PORCH FINISHED	36
OPF - OPEN PORCH FINISHED	240

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	HOT - HOT TUB		1
1	POL - SWIMMING POOL		300
1	WDK - WOOD DECK		240

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/20/2024	\$1,375,000	6637	438	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
12/6/2021	\$0	5962	778		QC - QUITCLAIM DEED	-
4/20/2021	\$200,000	5777	120	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/25/2021	\$0	5708	198		QC - QUITCLAIM DEED	-
11/6/2013	\$10,000	4216	328	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
9/18/2012	\$0	3980	668		-	-
8/21/2012	\$416,000	3968	712	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/2/2007	\$0	2701	392		-	-
11/15/2006	\$0	2666	7		-	-
9/30/2005	\$90,000	2368	337	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
9/12/2005	\$0	2339	500		-	-
8/16/2005	\$90,000	2339	502	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
6/3/2002	\$0	1460	136		-	-