

POTOSKY DONALD ALEXANDER & DONNA MICHELLE
28 CEDARCLIFF RD
ASHEVILLE, NC 28803

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 50

Exterior Wall19COMMON BRK 50

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 80

Roof Cover12MODULAR MT 20

Interior Wall06CUST PANEL 100

Interior Floor13LVT/LAMNT 70

Interior Floor14CARPET 30

Air Condition Heating Type03CENTRAL 100

Bedrooms04AIR DUCTED 100
6 100

Bathrooms Frame Stories Units02WOOD FRAME 100
2. 2. 100
2 100

BUD8 Adjustme02DIST FB 100

Quality06Quality Level 06

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1051.00

TOTALS2,8562,621866,920

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A00002,005.00SF6.506.50100197119713212,737

20416DUNEWALKS00683204.00SF15.0015.00100198919893862,632

30416DUNEWALKS00823246.00SF15.0015.00100199619963863,173

41241WD DECK G001242504.00UF17.2517.25100199019903907,825

51241WD DECK G0041768.00UT11.5011.5010020182018384657

61241WD DECK G0041768.00UT11.5011.5010019901990390704

71242WD DECK A0000596.00SF10.0010.00100201820183784,649

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000800CMULTI-FAMILY00006R-375.00200.0075.00FF1.001.001.0019,000.0019,000.001,425,000

REVIEW DATE03/08/2022BYDJTotal Acres: 0.00Total Land Value: 1,425,000Market: 0Agricultural: 0Common: 1,425,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

2700122,621258.9888341.87896,04119712020003.2596.75

1 DUPLEX - 0% - 2024Heated Area: 2520HX Base Yr

42

30

BAS1993

42

8

FOP2021

42

30

FUS1993

42

8

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE866,920

TOTAL MARKET OB/XF VALUE22,377

TOTAL LAND VALUE - MARKET1,425,000

TOTAL MARKET VALUE2,314,297

SOH/AGL Deduction16,233

ASSESSED VALUE2,298,064

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE2,298,064

TOTAL JUST VALUE2,314,297

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE2,089,149

PERMIT NUMDESCRIPTIONAMTISSUED

20200486ADDITION009/04/2020

20180201REMODEL65,00001/18/2018

20150556DEMOSTR003/17/2015

20130149REROOF W/30YR SHN001/22/2013

20011928SEWER REPLACEMENT008/27/2001

20011480REPLACE SHOWER PA006/29/2001

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2663/17908/28/2023WDQI012,700,000

GRANTOR:WEILBAECHER DEREK E

GRANTEE:POTOSKY DONALD ALEX

2154/070910/26/2017WDQI01985,000

GRANTOR: KUITEMS FRANK D

GRANTEE:WEILBAECHER DEREK E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W42 S30 E42 N30 \$

FUS=[YR=1993;ORIG=5,0] E42 S30 W42 N30 \$

FOP=[YR=2021;ORIG=-42,30] S8 E42 N8 W42 \$

PTR=[ORIG=0,0] E15 W15 \$

.