



702 Pine Ridge Road Beech Mtn, NC 28604

- Chalet Style Home
- 3BR/2.5BA
- LOFT
- .35 acres near Ski Beech and Beech Mtn Golf Club
- 1320 Total Living Sq Ft, Built 1968
- on State Maintained Paved Road with great access
- Tax Value \$155,200

2013 Renovations Include:

- New roof on house and decks
- All new siding
- New decks/covered porches
- Beautifully stained porch ceiling
- Newly painted exterior/foundation
- All new windows and doors
- Water and sewer connections replaced with new sewer life pump and tank
- Newly insulated foundation, replacing foundation vent
- New insulation on lower level
- Widened steps leading to lower level
- Main level recently caulked, ready for paint
- Everything in the home has been inspected and up to code
- New outside lighting (canned lights on porches, flood lights, other lighting)
- Have total 165,000 invested in home including all renovations with all records





702 Pine Ridge Rd Beech Mountain, NC 28604



BEDROOMS: 3
FULL BATHS: 2
HALF BATHS: 1
STYLE: Mountain, Chalet
YEAR BUILT: 1968
TOTAL AREA RANGE: 1000-1499
BELOW GRADE LIVING AREA: 560
ABOVE GRADE LIVING AREA: 760
BELOW GRADE UNFINISHED AREA: 0
ABOVE GRADE UNFINISHED AREA: 0
1ST FLOOR LIVING AREA: 560
2ND FLOOR LIVING AREA: 200
3RD FLOOR LIVING AREA: 0
APX TOTAL LIVING AREA: 1320
APX TOTAL AREA: 1320
GARAGE: None

(ZONE) TOWNSHIP: 6-Laurel Creek,
 Beaver Dam
COUNTY: Watauga
SUBDIVISION:
FIRE DISTRICT: Beech Mountain
SCHOOL: Valle Crucis
APX LAND SIZE: <=.999 ac
ACRES: 0.35

PIN #: 1941-71-1662-000
PROPERTY TAXES: 1541
PLAT SECTION:

TAX VALUE: 155200
DEED BOOK/PAGE: 1189/022
PLAT BOOK/PAGE:

CONFIRMED SPECIAL ASSESSMENT: No
PROPOSED SPECIAL ASSESSMENT: No

CONFIRMED SPECIAL ASSESSMENT AMOUNT:
PROPOSED SPECIAL ASSESSMENT AMOUNT:

OWNERS ASSOCIATION NAME:
OWNER'S ASSOCIATION:
QUALIFIES FOR CLUB MEMBERSHIP: Yes

POA FEES:
ADDITIONAL FEES: Yes
POA FEES PAID:
REINSTATEMENT AMOUNT: 7155

ACCESS: Good
ROAD: State Maintained Paved
LOT NUMBER:
UNIT NUMBER:
ZONING/RESTRICTIONS: Residential
LOT PREFIX:

HOME WARRANTY: No
HOME WARRANTY \$ NOT TO EXCEED:

RENT AMOUNT:

	Lvl:	Flooring:
Foyer:		
Living Rm:	1	Carpet
Great Rm:		
Dining Rm:		
Kitchen:	1	Vinyl
Family/Den:	B	Carpet
Laundry Area:	B	

RENT AMOUNT PAID:

	Lvl:	Flooring:		Lvl:	Flooring:		Lvl:	Flooring:
Mstr Bdrm:	1	Carpet	Bath 1:	1				
Bedroom 2:	1	Carpet	Bath 2:	B				
Bedroom 3:	B	Carpet	Bath 3:					
Bedroom 4:			Bath 4:					
Bedroom 5:								
Loft	2	Carpet						

EXTERIOR: Wood
CONSTRUCTION:
ROOF: Wood Shake, Other-See Remarks
BASEMENT: Full, Finished
ATTIC:
HEAT/AIR: Baseboard Electric
AUXILIARY HEAT SOURCE:
WATER: City
SEWER/SEPTIC: City
HOT WATER: Electric

INTERIOR CONDITION: Good
EXTERIOR CONDITION: Fair
DRIVEWAY: Private Gravel
PORCH/DECK: Open, Covered
WINDOWS: Storm
FIREPLACE: One
APPLIANCES: Electric Range, Exhaust Fan, Refrigerator, Washer, Dryer
AMENITIES: Wooded, Cable Available, Community Clubhouse, Community Tennis, Community Golf, Community Skiing, Club Membership Available, High Speed Internet, Short Term Rental Permitted, Long Term Rental Permitted, Community Pool, Community Lake Access, Other-See Remarks
GREEN BUILT:
DISCLOSURES:
DOCUMENTS:

DIRECTIONS: From Banner Elk: NC 194 N to Right on Beech Mountain Parkway, follow past Ski Beech to R on Pine Ridge Rd, follow to #702 on Right.

PUBLIC REMARKS: Beech Mountain Chalet style home offering 3BR/2BA with loft on .35 acres near Ski Beech, Beech Mountain Golf Club and Buckeye Lake recreation center. Home would make a great vacation home at a cool elevation and good location near all Beech Mountain amenities including; skiing, golf, tennis, pool, fitness facility, fishing and more. Club membership fees apply to certain amenities. Home does need some repairs but has great potential.

ADDITIONAL PUBLIC REMARKS:

AGENT PRIVATE REMARKS: Subject to Seller Addenda. Buyer must submit proof of funds with all offers. Property has had recent



Watauga County Home

Property Records

Owner Address Parcel ID Advanced Map Search

- Summary
- Profile
- Owner
- Sales
- Residential
- Commercial
- OBV
- Land
- Sketch
- Full Legal
- Agricultural
- Map
- Parcel Tree
- Values
- Comments

PARID: 1941711662000
WESTRIDGE AA 007

FEDERAL HOME LOAN MTG CORP
702 PINE RIDGE RD

CURRENT RECORD

1 of 1

Return to Search Results

REPORTS

Property Record Card



Printable Summary

Printable Version

Parcel

ParID	1941711662000
Tax Year	2013
SITUS Address	702 PINE RIDGE RD
City, State, Zip	" "
Unit #	
Unit Description	
NBHD	0940 - WESTRIDGE
Class	R1 - RESIDENTIAL 1
Land Use Code	R01 - RESIDENTIAL 1 FAMILY
Living Units	1
CAMA Acres	.35
Zoning	BM-R2 - BM-R2
Map #	1941-71-1662-000

Jan 1 Values

Land Value.	17,500
Building Value	137,700
=====	=====
Appraisal Total	155,200
Exemptions or Exclusions	
=====	=====
Taxable Total	155,200

Owner Mailing

Tax Year	2013
Sequence Number	0
Owner Number	1701959
Owner	FEDERAL HOME LOAN MTG CORP

Mailing Address	8250 JONES BRANCH DR
-----------------	----------------------

City, State, Zip	MCLEAN VA 22102
------------------	-----------------

Legal Description

Township	09 - LAUREL CREEK
City Code	
Jurisdiction (Tax Code District)	C05 - BEECH MTN
Unit Desc	
Unit #	
Book	1624
Page	25
Legal Desc 1	WESTRIDGE AA 007
Deeded Acres	0.35

Sale Date	Book	Page	Sale Price	Grantor	Grantee
26-MAR-12	1624	25		0 GRULLON, JOSE	FEDERAL HOME LOAN MTG CORP
02-JUN-06	1189	022	160,000		

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House sold for 160,000 in 2006

PARID: 1941711662000
WESTRIDGE AA 007

FEDERAL HOME LOAN MTG CORP
702 PINE RIDGE RD

Parcel

ParID	1941711662000
Tax Year	2013
SITUS Address	702 PINE RIDGE RD
City, State, Zip	
Unit #	
Unit Description	
NBHD	0940 - WESTRIDGE
Spot	
Class	R1 - RESIDENTIAL 1
Land Use Code	R01 - RESIDENTIAL 1 FAMILY
Living Units	1
CAMA Acres	.35
Location	6
Fronting	9
Parking Proximity	
Parking Quantity	
Parking Type	1-OFF STREET
Zoning	BM-R2 - BM-R2
Map #	1941-71-1662-000
Route Number	
PIN Number	
Total Cards	1
Storm Name	
Field Review	
Field Review Date	
Review Notes	-
Note Code 2	-
Note 4	
Note 4	
Note 4	
Note 4	
Storm Date	
Minor / Major / Destroyed	
\$ Amount of Damage	
Habitable Y/N	
Inches of Water	
Damage Description 1	
Damage Description 2	
Damage Description 3	

Owner Mailing

Tax Year	2013
Sequence Number	0
Owner Number	1701959
Owner	FEDERAL HOME LOAN MTG CORP
Mailing Address	8250 JONES BRANCH DR
City, State, Zip	MCLEAN VA 22102

Owner Details

Owner 1	Owner 2	Owner Code (Customer #)	% Ownership	Nature of Ownership
FEDERAL HOME LOAN MTG CORP		1701959		-

Owner Mailing

Tax Year	2013
Sequence Number	0
Owner Number	1701959
Owner	FEDERAL HOME LOAN MTG CORP
Mailing Address	8250 JONES BRANCH DR
City, State, Zip	MCLEAN VA 22102

Owner Details

Owner 1	Owner 2	Owner Code (Customer #)	% Ownership	Nature of Ownership
FEDERAL HOME LOAN MTG CORP		1701959		-

Sales

Sale Date	Book	Page	Sale Price	Grantor	Grantee
12-APR-13	1693	439		0 FEDERAL HOME LOAN MTG CORP	LOCKLEAR, DAVID O
26-MAR-12	1624	25		0 GRULLON, JOSE	FEDERAL HOME LOAN MTG CORP
02-JUN-05	1100	000	100,000		

Sale Details

Deed Date 12-APR-13
 Book 1693
 Page 439
 LT #
 Instrument Type WARRANTY DEED
 Instrument No 1693439
 Grantor FEDERAL HOME LOAN MTG CORP
 Grantee LOCKLEAR, DAVID O
 Sale Date 12-APR-13
 Sale Type
 Sale Validity -
 Sale Source -
 Sale Price 0
 Stamp Value
 Adjustment Amount
 Adjusted Price 0
 Adjustment Reason
 Note 1 LOT: 7 SUB: WESTRIDGE SEC AA
 Note 2 615229 DEED
 Note 3
 Note 4

Residential Summary

Card	Exterior Wall	Style	Year Built	Main Section Ground Floor Area	Total Living Area	Replacement Cost	% Complete
1	1-WOOD FRAME	12-CONVENTIONAL	1968	560	880	137,700	%

Residential

Card 1
 Stories 1
 Exterior Wall 1-WOOD FRAME
 Style 12-CONVENTIONAL
 Year Built 1968
 Remodeled Year
 Effective Year
 Bedrooms 3
 Full Baths 3
 Half Baths
 Additional Fixtures 2
 Total Fixtures
 Kitchen Remodeling
 Bath Remodeling
 Basement 4-Full
 Heat 3-CENTRAL
 Heating Fuel Type 2-ELECTRIC
 Heating System 2-ELECTRIC
 Attic Code 3-PART FINISHED
 Physical Condition -
 Unfinished Area
 Rec Room Area
 Finished Basement Area 560
 Fireplace Openings 1
 Fireplace Stacks 1
 Fireplace Addtl Stories
 PF Fireplace 0
 PF Fireplace Addtl Stories
 Bsmt Garage
 Condo Level
 Condo Type
 Condo View
 Grade C+-AVERAGE C+
 CDU GD-Good
 Market Adj
 Market Reason
 % Complete %
 Change Reason
 Cost & Design Desc
 Cost & Design % %
 Functional Deprec
 Functional Reason
 Economic Deprec
 Economic Reason
 Living Area 880
 % Good %
 RCNLD 137,700
 ADJ RCNLD
 Notes

Land Summary

Land Summary

Line Number	Land Type	Land Code	USE Flag	Square Feet	Acres	Land Value
1	G-Gross Value	G2-SITE VALUE	N		0.35	17,500

Land

Line Number	1
Land Type	G-Gross Value
Land Code	G2-SITE VALUE
Square Feet	
Acres	0.35
Units	
Lot Front Footage	
Lot Depth	
Override Rate	
Base Size	
Base Rate	
Incremental	
Decremental	
Influence Code 1	
Influence Code 2	
Influence Factor	0
Zoning	
NBHD Model	
Land Value	17,500
Use Value Flag	N
Land Change Reason	
Note	
Note 2	

Legal Description

Township	09 - LAUREL CREEK
City Code	
Jurisdiction	C05 - BEECH MTN
Property Address	702 PINE RIDGE RD
Unit Desc	
Unit #	
Book	1624
Page	25
Legal Desc 1	WESTRIDGE AA 007
Legal Desc 2	
Legal Desc 3	
Note 1	
Note 2	
Deeded Acres	0.350
Sq Ft	
Subd #	09J
Subdivision Name	
Subd Block	
Subd Lot	
Condo Bldg #	
Condo Unit #	
Subd Code	

Jan 1 Values

Reason Code	
Review Date	27-NOV-05
Review Code	3
Review Reason	
Appraiser ID	WSC
Spec Proc Flag	
Appraised Land	17,500
Appraised Building	137,700
Appraised Total	155,200
Cost Land Value	17,500
Cost Building Value	137,700
Cost Total Value	155,200
Market Value	
Income Value	
GRM Value	
Total Residential Living Area	
Total Commercial Living Area	
Note 1	
Note 2	
Solid Waste Fee Units	0
Land Use Value	
Land Deferred Value	
Land Value	17,500
Building Value	137,700
=====	=====
Appraisal Total	155,200
Senior Exemption	

1/7/14

Watauga County, NC

Senior Exemption

100% Exclusion

Partial Exclusion

VET Exemption

=====

Taxable Total

=====

155,200

[illegible]

Wagoner
to Brown to Smith

September 10 68
Cushing & Beardslee
Sept. 7, 1970

Notes:
 1. early that this map represents
 a partial subscription of lands
 purchased by Caroline Caroline
 Corporation or her farmer
 boarding lines as follows:

[illegible]

James H. Smith 6-9-90

WESTRIDGE

A Property of CAROLINA CARIBBEAN CORPORATION
Laurel Creek Twp., Watouga Co.,

North Carolina
Scale 1" = 100' September, 1968

Survey by Le Brun N. Smith, Reg L-97C

Boone, N.C.
SHEET 1

10. 0. P.M.
 Received
 NORTH BRIDGEMAN COUNTY
 WATERED COUNTY
 1868
 For registration of the 25th of September
 1868
 at 4.00 o'clock P. M. and returned to the
 office of the Registrar of Deeds of Watered County, North Carolina
 on the 26th of September 1868
 in book 1 of 100 pages
 94
 Wm. H. H. H.

