

SHULER, DERIK K.
 SHULER, LAUREN
 5643 UPPER BURNINGTOWN RD
 FRANKLIN, NC 28734
 ACCOUNT NUMBER: 146619

Macon County, North Carolina

Parcel: 6556325289
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 25 on 10/05/2022
 Information Source: E - ESTIMATE

Tax Districts
 GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), BURNINGTOWN FIRE
 DISTRICT TAX

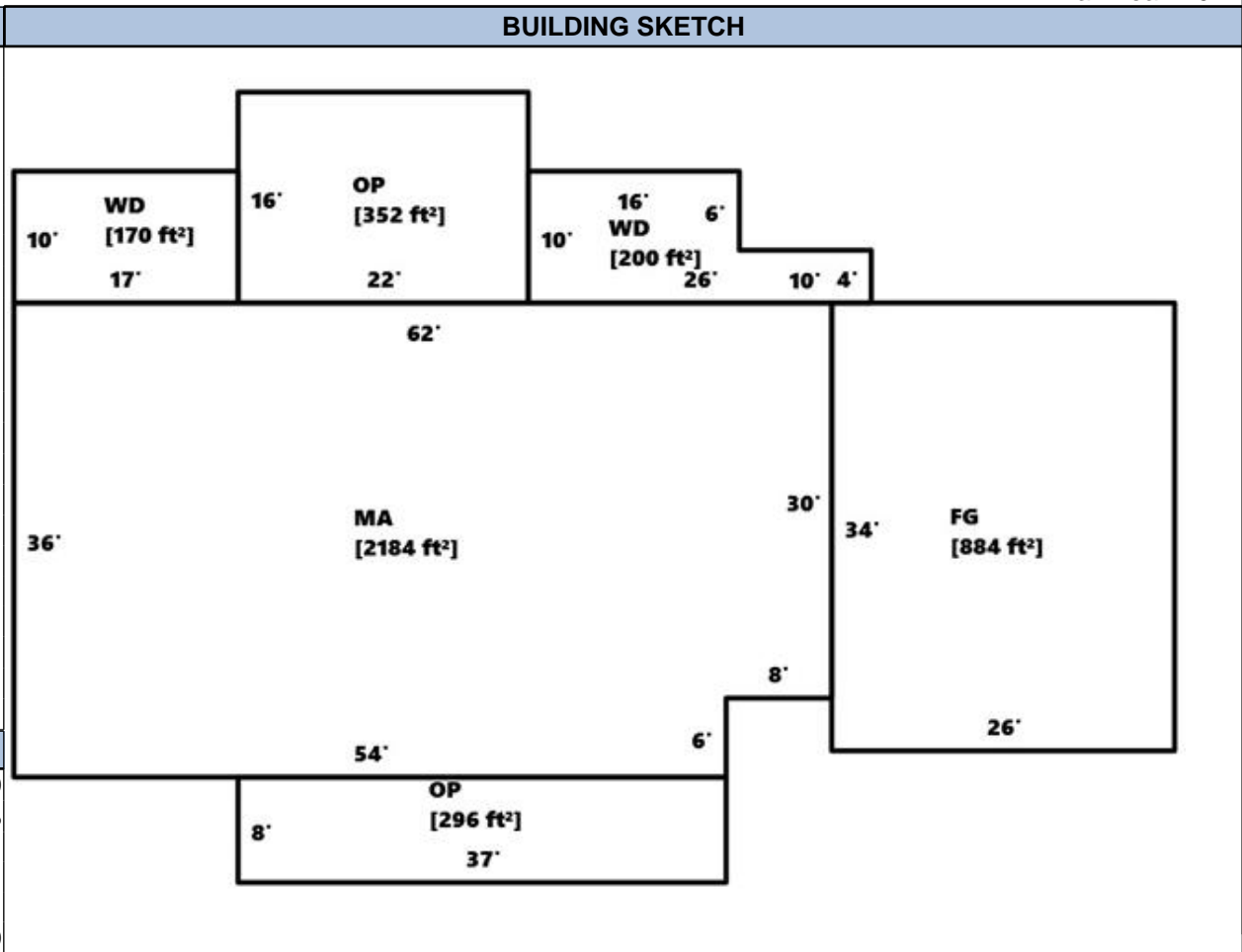
PARCEL INFORMATION			PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	5643 UPPER BURNINGTOWN RD		ROAD 1392				Date	Sales Price	Valid	Book / Page
Neighborhood:	10008 - UPPER BURNINGTOWN		7.5600 AC				4/22/2020	0	N	W-39/488
			PERMIT INFORMATION							
Road Type:	S - STATE PAVED		Code	Date	Permit #	Amount	2/20/2018	0	N	K-38/2420
Township:	10 - BURNINGTOWN						12/27/2012	65000	N	J-35/168
Utilities:	S-1, W-1									
View:	SR - SHORT RANGE						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
LISTED FOR 1,695,000 11/25 reduced to 1,495,000 1/26	LAND: 88,360 BUILDING: 829,890 OBXF: 128,800 TOTAL APPRAISED: 1,047,050 DEFERRED VALUE: 0 NET TAXABLE: 1,047,050

LAND DATA - MARKET VALUE														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0120	RES CREEK FRONT		R		27,500	2.000				10,000	55,000	
2	A	0110	RESIDENTIAL				6,000	5.560	FP-40			0	33,360	
								Total Acres:	7.560		Total Land Value:		88,360	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
26	GARAGE, UNFINISHED	D	1.000	40	30	1200		1.0000	2021	2021	A					65500	
42	PATIO	D	1.000			2300		1.0000	2021	2021	A					7300	Around pool area.
44	PAVILION	D	1.000	12	14	168		1.0000	2021	2021	A					7800	sitting area by pool
67	SWIMMING POOL	C	1.000			520		1.0000	2021	2021	A					48200	13x30 / 10x13 total

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	5
FULL BATHS:	5
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1.5/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	3,494



BUILDING COMPUTATION	
REPLACEMENT COST NEW	864,410
PHYSICAL DEPRECIATION	4%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	829,890

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	2184	1.5	P		100%		C+10	2018	2018	A	96%			376590
FG	884	1.0									96%			78700
FUS	1310	1.0									96%			178900
LLS	2184	1.0									96%			151500
OP	352	1.0									96%			15700
OP	296	1.0									96%			13200
PA	942	1.0									96%			7000
WD	170	1.0									96%			3800
WD	200	1.0									96%			4500