

BLAYLOCK, DONOVAN LEE SR
 90 WILDS COVE RD
 FRANKLIN, NC 28734-9335
 ACCOUNT NUMBER: 159973

Macon County, North Carolina

Parcel: 6556632053
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 101 on 05/01/2025
 Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	90 WILDS COVE RD	OFF SR 1387				Date	Sales Price	Valid	Book / Page
Neighborhood:	10008 - UPPER BURNINGTOWN	1.0900 AC				4/25/2025	0	N	R-43/1220
		PERMIT INFORMATION				10/3/2017	0	N	E-38/2446
Road Type:	T - PRIVATE DIRT	Code	Date	Permit #	Amount				
Township:	10 - BURNINGTOWN								
Utilities:	S-1, W-1								
View:						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
listed for 750,000 9/25 LISTED FOR 550,000 1/26	LAND: 50,860 BUILDING: 333,650 OBXF: 4,300 TOTAL APPRAISED: 388,810 DEFERRED VALUE: 0 NET TAXABLE: 388,810

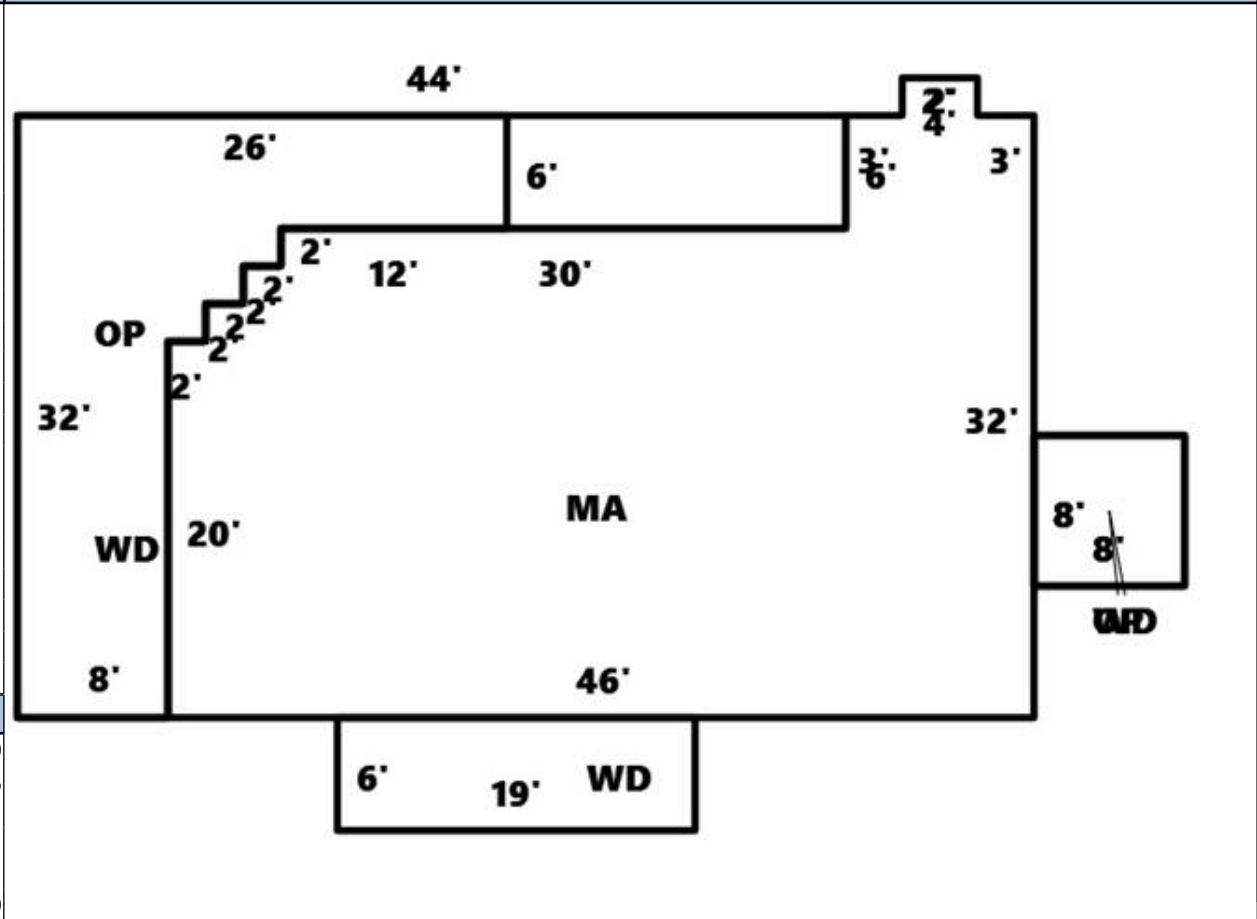
LAND DATA - MARKET VALUE														
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	A	0120	RES CREEK FRONT		R	46,661	1.090				10,000	50,860		
Total Acres:							1.090	Total Land Value:					50,860	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
17	CARPORT			18	12	216			2005	2005	A					700	
61	STORAGE, FR UTILITY	C	1.000	10	8	80		1.0000	2005	2005	A					2000	
62	STORAGE, METAL UTILITY			12	10	120			2005	2005	A					700	
62	STORAGE, METAL UTILITY	C	1.000	14	10	140		1.0000	2005	2005	A					900	

BUILDING DESCRIPTION

VALUATION METHOD: R - RESIDENTIAL
 USE CODE: D - DWELLING
 STYLE: C - CONVENTIONAL
 FOUNDATION:
 EXTERIOR WALL 1: AV - ALUM/VINYL
 EXTERIOR WALL 2:
 ROOF STRUCTURE: G - GABLE
 ROOF COVER: A - ASPH SHINGLE
 BEDROOMS: 3
 FULL BATHS: 3
 HALF BATHS:
 ADDITIONAL FIXTURES:
 FIREPLACE TYPE/CNT/OPN/CH: FP/0/1/0
 ELEVATOR TYPE/COUNT/STOPS:
 PHYS OVERRIDE:
 ECONOMIC DEPRECIATION:
 FUNCTIONAL DEPRECIATION:
 SPECIAL CONDITION CODE:
 SPECIAL CONDITION VALUE:
 DESCRIPTION: 2/S FR DWLG
 REMARKS:
 HEATED SQUARE FEET: 2,480

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	444,760
PHYSICAL DEPRECIATION	25%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	333,650

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1240	2.0	P		100%		C	1997	1997	A	75%			165350
FUS	1240	1.0									75%			137700
OP	64	1.0									75%			2300
OP	496	1.0									75%			18000
WD	64	1.0									75%			1200
WD	388	1.0									75%			7000
WD	114	1.0									75%			2100