

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address: Neighborhood: Road Type: Township: Utilities: View:	83 ENCHANTED MTN CV 01115 - POTTS BRANCH T - PRIVATE DIRT 01 - FRANKLIN S-1, W-1	OFF ROAD 1144 139.2100 AC				Date	Sales Price	Valid	Book / Page
						9/26/2024	2650000	N	I-43/2443
		PERMIT INFORMATION				9/13/2016	4500	N	N-37/707
		Code	Date	Permit #	Amount	11/28/2011	270000	N	Q-34/2038
						Plat Book:	1	Plat Card:	1063

NOTES								VALUE SUMMARY			
listed for 2,900,000 5/26								LAND: 452,440			
								BUILDING: 1,246,860			
								OBXF: 2,700			
								TOTAL APPRAISED: 1,702,000			
								DEFERRED VALUE: 379,210			
								NET TAXABLE: 1,322,790			

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	0150	RES VIEW		R		20,710	1.000				10,000	20,710	
2	A	0110	RESIDENTIAL				3,124	138.210	T-30			0	431,730	
Total Acres:								139.210	Total Land Value:				452,440	

LAND DATA - PRESENT USE VALUE														
This section represents the Present Use Value of the land listed in the MARKET VALUE section above.														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
3	A	0150	RES VIEW				20,710	1.000				10,000	20,710	
4	A	0300	WOODED				380	138.210				0	52,520	
Total Acres:								139.210	Total Land Value:			73,230		

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
73	WOOD DECK	C				252			2012	2012	A					2700	WOOD DECK

BUILDING DESCRIPTION		BUILDING SKETCH													
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:	W - WOOD SHAKE														
BEDROOMS:	4														
FULL BATHS:	4														
HALF BATHS:	1														
ADDITIONAL FIXTURES:															
FIREPLACE TYPE/CNT/OPN/CH:	SS/1/2/1														
ELEVATOR TYPE/COUNT/STOPS:															
PHYS OVERRIDE:															
ECONOMIC DEPRECIATION:															
FUNCTIONAL DEPRECIATION:															
SPECIAL CONDITION CODE:															
SPECIAL CONDITION VALUE:															
DESCRIPTION:	1.5/S FR DWLG & B														
REMARKS:															
HEATED SQUARE FEET:	3,552														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	1,370,150														
PHYSICAL DEPRECIATION	9%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	1,246,860														

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	2368	1.5	P		100%		A+40	2012	2012	A	91%			676960
FUS	1184	1.0									91%			260900
LLF	1776	1.0									91%			241300
LLU	592	1.0									91%			22700
OP	96	1.0									91%			6900
OP	144	1.0									91%			10300
PA	568	1.0									91%			6800
WD	160	1.0									91%			5800
WD	220	1.0									91%			7900
WD	204	1.0									91%			7300