

CARR, RONALD J
CARR, SUSAN E.
263 GARDEN BR RD
FRANKLIN, NC 28734
ACCOUNT NUMBER: 50478

Macon County, North Carolina

Parcel: 6564254402

Tax Year: 2027

Reval Year: 2023

Appraised By: 25 on 12/14/2022

Information Source:E - ESTIMATE

Tax Districts

GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), WEST MACON FIRE
DISTRICT TAX

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	263 GARDEN BRANCH RD	LOT 6 UNIT 1 GARDEN BRANCH 0.9100 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	08011 - GARDEN BRANCH					6/22/1992	0	N	N-19/1412
Road Type:	T - PRIVATE DIRT	PERMIT INFORMATION							
Township:	08 - CARTOOGECHAYE	Code	Date	Permit #	Amount				
Utilities:	S-1, W-1								
View:									
						Plat Book:		Plat Card:	

NOTES

Listed for \$619,900 w/additional parcels 7/26

VALUE SUMMARY

LAND:	35,290
BUILDING:	338,220
OBXF:	0
TOTAL APPRAISED:	373,510
DEFERRED VALUE:	0
NET TAXABLE:	373,510

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	0110	RESIDENTIAL		R		38,780	0.910				10,000	35,290	
Total Acres:								0.910	Total Land Value:			35,290		

OUTBUILDING DATA

[illegible]

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:	A - ASPH SHINGLE														
BEDROOMS:	3														
FULL BATHS:	3														
HALF BATHS:															
ADDITIONAL FIXTURES:															
FIREPLACE TYPE/CNT/OPN/CH:	FP/0/1/1														
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:	1,896														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	490,180														
PHYSICAL DEPRECIATION	31%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	338,220														
BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	1264	1.5	P		100%		C+10	1993	1993	A	69%			172620	
CP	221	1.0									69%			8100	
FUS	632	1.0									69%			70600	
LLR	1264	1.0									69%			56200	
OP	16	1.0									69%			600	
SP	200	1.0									69%			9700	
UR	68	1.0									69%			2900	
WD	416	1.0									69%			7600	
WD	544	1.0									69%			9900	