THOMAS, MARK
THOMAS, LEANNE
12 WILLOW VIEW DR UNIT A
FRANKLIN, NC 28734-1478
ACCOUNT NUMBER: 150416

Macon County, North Carolina

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

Parcel: 6564494200
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 11/30/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	12A WILLOW VIEW DR
Neighborhood:	08047 - WILLOW VIEW VILLAS
Road Type:	R - PVD PRIVATE
Township:	08 - CARTOOGECHAYE
Utilities:	A-1
View:	SR - SHORT RANGE

PROPERTY DESCRIPTION

UNIT 31 WILLOW VIEW VILLASPC 2877
0.0500 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
8/25/2021	239000	Y	E-41/1388
6/26/2015	0	N	V-36/447
9/29/1997	0	N	E-22/1877

Plat Book: 2 **Plat Card:** 2877

NOTES

VALUE SUMMARY

LAND:	25,000
BUILDING:	197,690
OBXF:	0
TOTAL APPRAISED:	222,690
DEFERRED VALUE:	0
NET TAXABLE:	222,690

LAND DATA - MARKET VALUE

	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0110	RESIDENTIAL		R		25,000	1.000				0	25,000	

Total Acres: 1.000 **Total Land Value:** 25,000

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

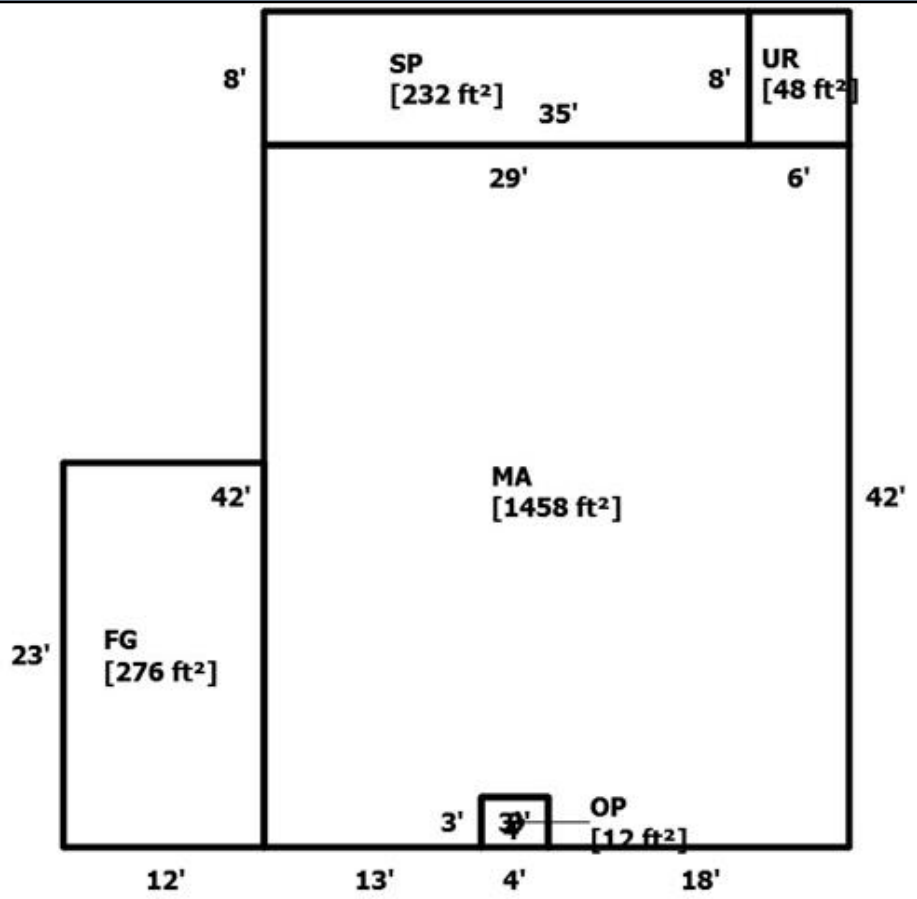
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	T - TOWNHOUSE
STYLE:	T - TOWNHOUSE
FOUNDATION:	S - SLAB
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	2
FULL BATHS:	2
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/S FR TOWNHOUSE
REMARKS:	12C
HEATED SQUARE FEET:	1,458

BUILDING COMPUTATION

REPLACEMENT COST NEW	260,120
PHYSICAL DEPRECIATION	24%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	197,690

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1458	1.0	P		100%		C	1998	1998	A	76%			168890
FG	276	1.0									76%			17100
OP	12	1.0									76%			400
SP	232	1.0									76%			9600
UR	48	1.0									76%			1700