CLARK, DEBRA
54A LONGBOW LN
FRANKLIN, NC 28734-7757
ACCOUNT NUMBER: 150129

Macon County, North Carolina

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

Parcel: 6564573053
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 11/29/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	54A LONGBOW LN
Neighborhood:	08024 - MILL CREEK RIDGECREST VILLAS
Road Type:	R - PVD PRIVATE
Township:	08 - CARTOOGECHAYE
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

UNIT 27, PHASE 2 RIDGECREST VILLASPC 533

60.0400 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
7/19/2021	200000	Y	C-41/233
8/19/2015	122000	Y	X-36/586
5/9/2011	112000	Y	H-34/1949
10/15/2007	0	N	U-31/449
Plat Book:	4	**Plat Card:**	5336

NOTES

listed for 309,000 1/26

VALUE SUMMARY

LAND:	25,000
BUILDING:	239,530
OBXF:	0
TOTAL APPRAISED:	264,530
DEFERRED VALUE:	0
NET TAXABLE:	264,530

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**	

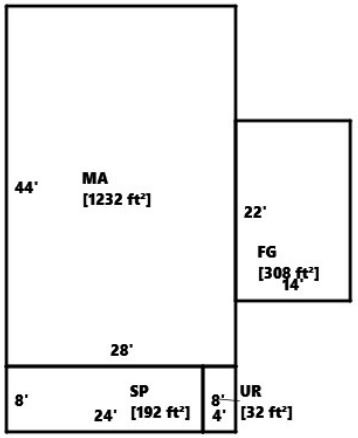
OUTBUILDING DATA

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:	C - CONTINUOUS WALL
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:	
HEATED SQUARE FEET:	1,232

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	281,750
PHYSICAL DEPRECIATION	15%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	239,530

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1232	1.0	P		100%		C	2006	2006	A	85%			200130
FG	308	1.0									85%			26700
SP	192	1.0									85%			11100
UR	32	1.0									85%			1600