

SANDVEN, BRIAN R.
SANDVEN, BECKY J.
771 MILL CREEK RD
FRANKLIN, NC 28734
ACCOUNT NUMBER: 145365

Macon County, North Carolina

Parcel: 6564778064

Tax Year: 2027

Reval Year: 2023

Appraised By: 25 on 11/29/2022

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:	771 MILL CREEK RD	LOT 50 BLK C SEC 1 PH1 PT LOT 48 MILL CR				Date	Sales Price	Valid	Book / Page
Neighborhood:	08021 - MILL CREEK GOLF CLUB	EEK0.4400 AC				9/19/2019	320000	Y	K-39/2483
Road Type:	R - PVD PRIVATE	PERMIT INFORMATION				4/7/2011	235000	Y	G-34/1068
Township:	08 - CARTOOGECHAYE	Code	Date	Permit #	Amount				
Utilities:	S-1, W-1								
View:	SR - SHORT RANGE					Plat Book:		Plat Card:	

NOTES

Listed for \$522,250 6/26

VALUE SUMMARY

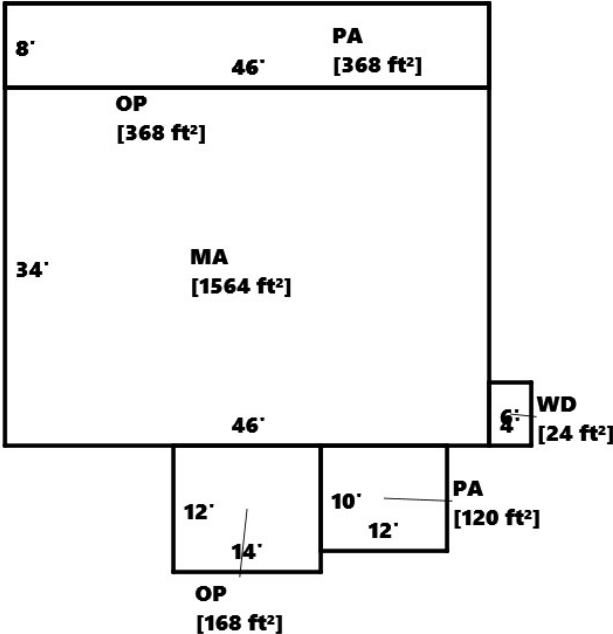
LAND:	25,000
BUILDING:	309,440
OBXF:	0
TOTAL APPRAISED:	334,440
DEFERRED VALUE:	0
NET TAXABLE:	334,440

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

[illegible]

BUILDING DESCRIPTION					BUILDING SKETCH										
VALUATION METHOD:	R - RESIDENTIAL														
USE CODE:	D - DWELLING														
STYLE:	C - CONVENTIONAL														
FOUNDATION:	C - CONTINUOUS WALL														
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/0/2/0														
ELEVATOR TYPE/COUNT/STOPS:															
PHYS OVERRIDE:															
ECONOMIC DEPRECIATION:															
FUNCTIONAL DEPRECIATION:															
SPECIAL CONDITION CODE:															
SPECIAL CONDITION VALUE:															
DESCRIPTION:	1/S FR DWLG & B														
REMARKS:															
HEATED SQUARE FEET:	1,564														
BUILDING COMPUTATION															
REPLACEMENT COST NEW					377,550										
PHYSICAL DEPRECIATION					18%										
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION					309,440										
BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	1564	1.0	P		100%		C	2003	2003	A	82%			215740	
LLF	782	1.0									82%			54900	
LLU	782	1.0									82%			15500	
OP	168	1.0									82%			6200	
OP	368	1.0									82%			13700	
PA	120	1.0									82%			700	
PA	368	1.0									82%			2300	
WD	24	1.0									82%			400	