JAMES, KRISTIN MARIE
31 MINT LAKE CT W
UNIT 6B
FRANKLIN, NC 28734-1481
ACCOUNT NUMBER: 145053

Macon County, North Carolina

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

Parcel: 6564784513
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 11/29/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	31 MINT LAKE CT W
Neighborhood:	08027 - MINT LAKE VILLAS
Road Type:	R - PVD PRIVATE
Township:	08 - CARTOOGECHAYE
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

UNIT 6B MINT LAKE VILLAS
0.0300 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
8/1/2019	72500	Y	I-39/1629
10/15/1997	67500	N	F-22/1411
9/29/1997	0	N	E-22/1877

Plat Book: **Plat Card:**

NOTES

Listed for $167,000 6/26
Listed for $157,900 7/26

VALUE SUMMARY

LAND:	25,000
BUILDING:	105,820
OBXF:	0
TOTAL APPRAISED:	130,820
DEFERRED VALUE:	0
NET TAXABLE:	130,820

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**	

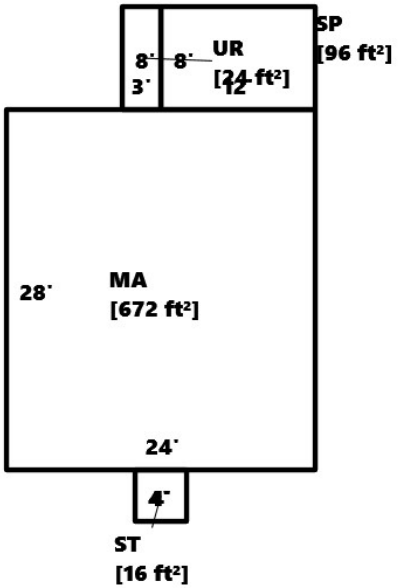
OUTBUILDING DATA

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:	1
FULL BATHS:	1
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR DWLG
REMARKS:	UNIT 6B
HEATED SQUARE FEET:	672

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	141,120
PHYSICAL DEPRECIATION	25%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	105,820

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	672	1.0	P		100%		C-10	1997	1997	A	75%			99020
SP	96	1.0									75%			5300
ST	16	1.0									75%			300
UR	24	1.0									75%			1200