

GIBSON, JOHN GORDON
GIBSON, JAMIE BREHM
2149 N SKEENAH RD
FRANKLIN, NC 28734-0017
ACCOUNT NUMBER: 153204

Macon County, North Carolina

Parcel: 6572198599

Tax Year: 2027

Reval Year: 2023

Appraised By: 101 on 08/24/2023

Information Source: E - ESTIMATE

Tax Districts

GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), CLARKS CHAPEL FIRE
DIST TAX

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	38 CAMP ULTIMA BLVD	CAMP ULTMA BLVD				Date	Sales Price	Valid	Book / Page
Neighborhood:	01057 - NORTH SKEENAH	2.9100 AC				8/24/2022	255000	Y	A-42/2389
Road Type:	S - STATE PAVED	PERMIT INFORMATION							
Township:	01 - FRANKLIN	Code	Date	Permit #	Amount				
Utilities:	S-2, W-1, CS-6	BC	2/10/2023	BC-23-000310	25000				
View:		BR	2/10/2023	EC-23-000299	0	Plat Book:		Plat Card:	

NOTES

Listed for \$539,900 6/26

VALUE SUMMARY

LAND:	137,300
BUILDING:	116,380
OBXF:	32,400
TOTAL APPRAISED:	286,080
DEFERRED VALUE:	0
NET TAXABLE:	286,080

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	0120	RES CREEK FRONT		R		47,182	2.910				50,000	137,300	
Total Acres:								2.910		Total Land Value:			137,300	

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:	2														
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:	38 CAMP ULTIMA BLVD														
HEATED SQUARE FEET:	768														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	145,510														
PHYSICAL DEPRECIATION	20%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	116,380														

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	768	1.0	E				C-10	2001	2001	A	80%			107180	
WD	450	1.0									80%			9200	