WATSON, LINDA L
171 KIMSEY LN
FRANKLIN, NC 28734-7939
ACCOUNT NUMBER: 162518

Macon County, North Carolina

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

Parcel: 6573379446
Tax Year: 2027
Reval Year: 2023
Appraised By: 101 on 08/28/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	171 KIMSEY LN
Neighborhood:	01115 - POTTS BRANCH
Road Type:	T - PRIVATE DIRT
Township:	01 - FRANKLIN
Utilities:	S-1, W-1
View:	

PROPERTY DESCRIPTION

TR 2 KIMSEY LN SPLIT PC 11378
0.5800 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/22/2026	265000	Y	I-44/2354
3/9/2021	179500	N	S-40/359

Plat Book:	5	**Plat Card:**	11378

NOTES

VALUE SUMMARY

LAND:	27,500
BUILDING:	172,300
OBXF:	0
TOTAL APPRAISED:	199,800
DEFERRED VALUE:	0
NET TAXABLE:	199,800

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	0110	RESIDENTIAL		R		47,414	0.580				10,000	27,500	
							Total Acres:	**0.580**			**Total Land Value:**		**27,500**	

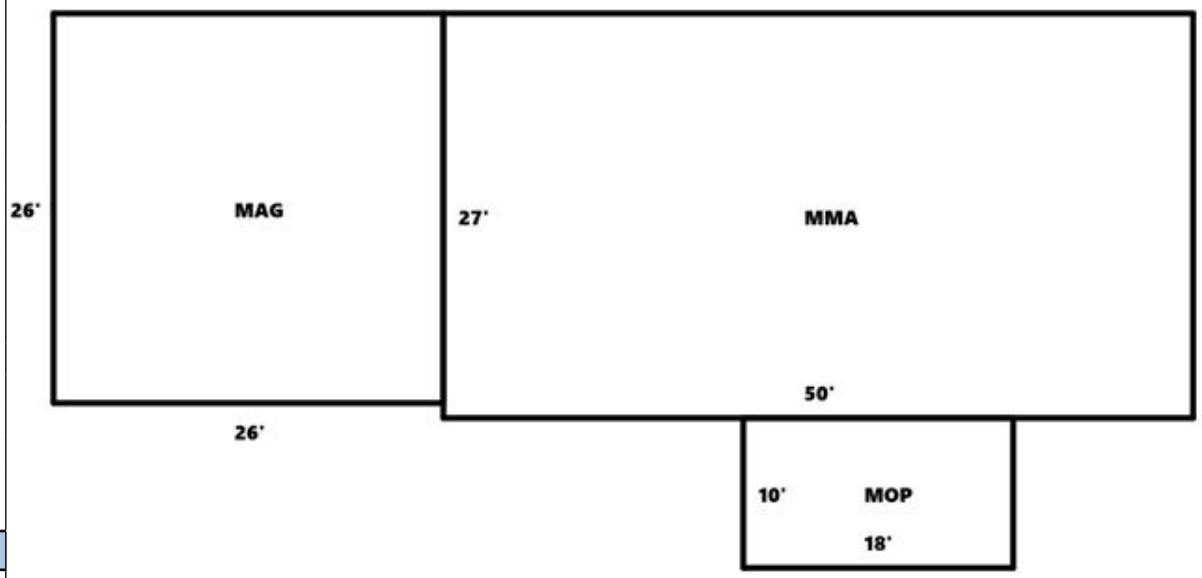
OUTBUILDING DATA

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:	M - MANUFACTURED HOME
STYLE:	DW - DOUBLE WIDE
FOUNDATION:	P - PIER
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	
FULL BATHS:	
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:	DWMH
REMARKS:	
HEATED SQUARE FEET:	1,350

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	232,800
PHYSICAL DEPRECIATION	26%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	172,300

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MAG	676	1.0									74%			27800
MMA	1350	1.0	F				C+	2003	2008	A	74%			138900
MOP	180	1.0									74%			5600