COLLUM, BARBARA JOY
328 CAMELIA LN
ASHEVILLE, NC 28806-8471
ACCOUNT NUMBER: 157272

Macon County, North Carolina

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

Parcel: 6573539089
Tax Year: 2027
Reval Year: 2023
Appraised By: 101 on 08/26/2024
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	73 BEAR OAT TRL
Neighborhood:	01106 - RETREAT AT SKY VALLEY
Road Type:	T - PRIVATE DIRT
Township:	01 - FRANKLIN
Utilities:	
View:	

PROPERTY DESCRIPTION

LOT 20 RETREAT AT SKY VALLEY
1.7900 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
MC	9/7/2023	MC-23-001461	0
BR	10/6/2022	BR-22-001919	0

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/5/2024	199000	N	B-43/208
8/27/2020	900000	N	D-40/1234

Plat Book:	4	**Plat Card:**	5564

NOTES

LISTED FOR 240,000 2/26

VALUE SUMMARY

LAND:	50,000
BUILDING:	112,380
OBXF:	0
TOTAL APPRAISED:	162,380
DEFERRED VALUE:	0
NET TAXABLE:	162,380

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		T		50,000	1.000				0	50,000	
							Total Acres:	**1.000**			**Total Land Value:**		**50,000**	

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

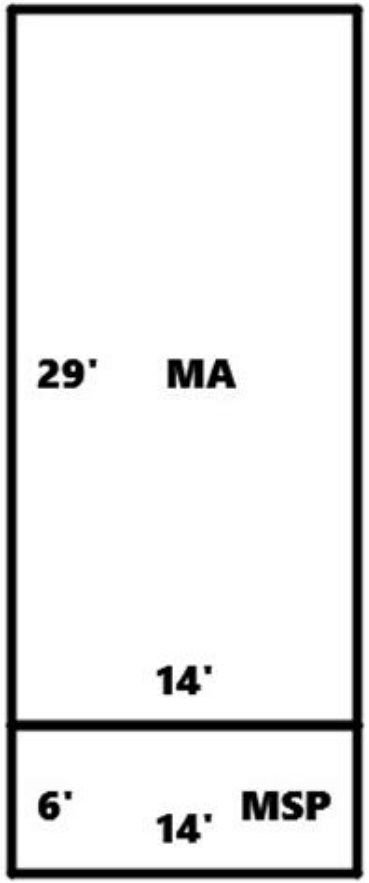
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	TH - TINY HOME
STYLE:	TH - TINY HOME
FOUNDATION:	P - PIER
EXTERIOR WALL 1:	C - CONC LAP SIDING
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
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:	TINY HOME
REMARKS:	
HEATED SQUARE FEET:	406

BUILDING COMPUTATION

REPLACEMENT COST NEW	112,340
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	112,380

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	406	1.0	M		100%		C	2023	2023	A	100%			103980
MSP	84	1.0									100%			8400