VANHOOK, BENJAMIN E
VANHOOK, SHANA
250 HENSON RD
FRANKLIN, NC 28734-1611
ACCOUNT NUMBER: 158825

Macon County, North Carolina

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

Parcel: 6574474097
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 01/14/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	659 GIBSON COVE RD
Neighborhood:	01100 - GIBSON COVE
Road Type:	S - STATE PAVED
Township:	01 - FRANKLIN
Utilities:	W-1, S-1
View:	

PROPERTY DESCRIPTION

CARSON RD 1313
1.0800 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
10/31/2024	0	N	K-43/860
4/21/2023	0	N	L-42/2395
6/12/2015	0	N	U-36/1388
6/26/2007	0	N	L-31/2496

Plat Book: **Plat Card:**

NOTES

LISTED FOR 244,900 3/26

VALUE SUMMARY

LAND:	41,750
BUILDING:	42,100
OBXF:	0
TOTAL APPRAISED:	83,850
DEFERRED VALUE:	0
NET TAXABLE:	83,850

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		38,657	1.080				10,000	41,750	

Total Acres: **1.080** **Total Land Value:** **41,750**

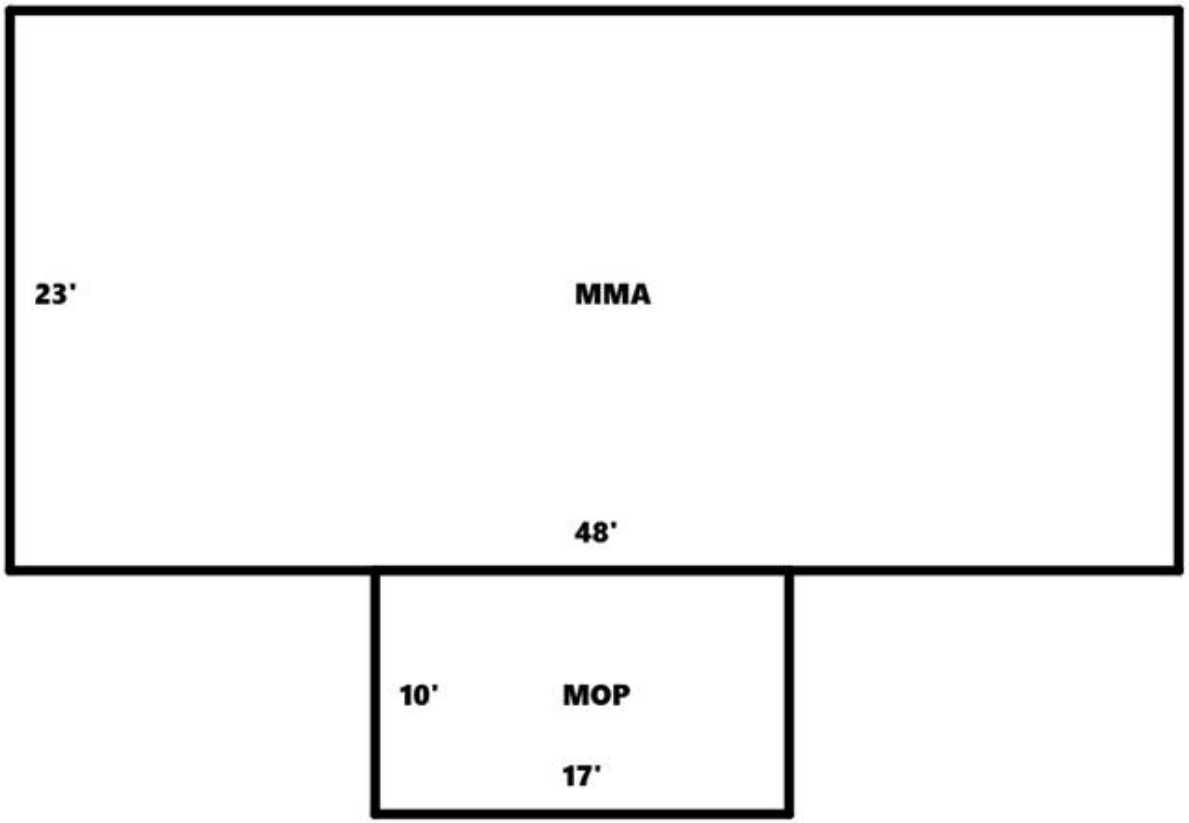
OUTBUILDING DATA

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:	
EXTERIOR WALL 1:	
EXTERIOR WALL 2:	
ROOF STRUCTURE:	
ROOF COVER:	
BEDROOMS:	
FULL BATHS:	
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	DWMH
REMARKS:	
HEATED SQUARE FEET:	1,104

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	155,960
PHYSICAL DEPRECIATION	73%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	42,100

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MMA	1104	1.0	P		100%		C	1988	1988	A	27%			40200
MOP	170	1.0					C	1988	1988	A	27%			1900