

MCCAULEY, MARIE B  
MCCAULEY, CHRISTINA  
94 BREEZY KNOB RD  
FRANKLIN, NC 28734-7215  
ACCOUNT NUMBER: 158086

## Macon County, North Carolina

Parcel: 6574856671  
Tax Year: 2027  
Reval Year: 2023  
Appraised By: 21 on 03/20/2025  
Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	94 BREEZY KNOB RD	OFF SR 1442				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	01102 - OLD MURPHY RD	0.9800 AC				7/19/2024	395000	Y	F-43/2211
		PERMIT INFORMATION				9/11/2023	116500	Y	S-42/1172
<b>Road Type:</b>	T - PRIVATE DIRT	Code	Date	Permit #	Amount	9/12/2022	0	N	B-42/2407
<b>Township:</b>	01 - FRANKLIN	BR	11/6/2023	BR-23-002249	50000	10/14/2003	96000	N	L-27/1378
<b>Utilities:</b>	S-1, W-1					<b>Plat Book:</b>	3	<b>Plat Card:</b>	3103
<b>View:</b>									

NOTES	VALUE SUMMARY
REDUCED TO 375,000 1/26 REDUCED TO 399,000 9/25 LISTED FOR 449,000 3/25	<b>LAND:</b> 39,740 <b>BUILDING:</b> 288,490 <b>OBXF:</b> 3,100 <b>TOTAL APPRAISED:</b> 331,330 <b>DEFERRED VALUE:</b> 0 <b>NET TAXABLE:</b> 331,330

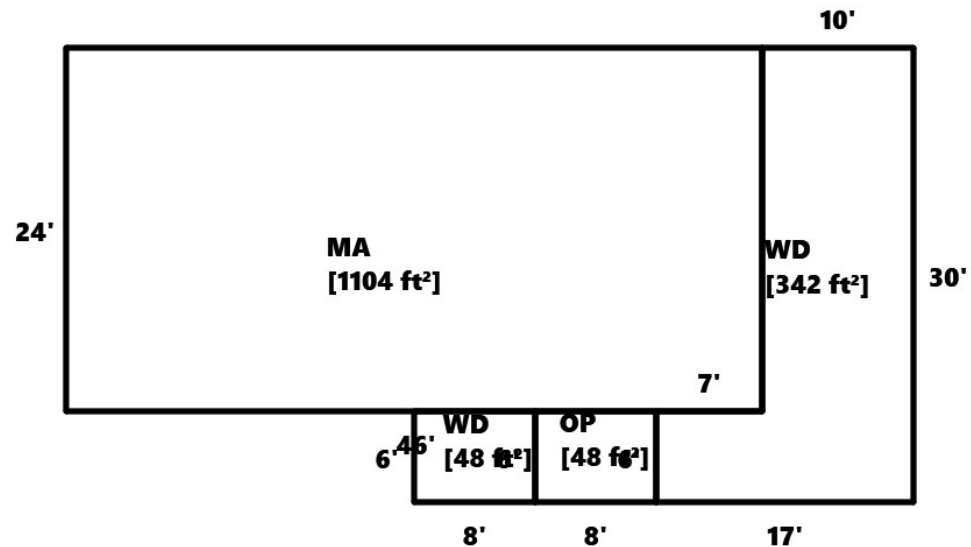
LAND DATA - MARKET VALUE														
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	A	0110	RESIDENTIAL		R	40,551	0.980				10,000	39,740		
<b>Total Acres:</b>							<b>0.980</b>	<b>Total Land Value:</b>					<b>39,740</b>	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
61	STORAGE, FR UTILITY	D	1.000			240		1.0000	1997	1997	A					3100	

**BUILDING DESCRIPTION**

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: M - METAL  
 BEDROOMS: 3  
 FULL BATHS: 3  
 HALF BATHS:  
 ADDITIONAL FIXTURES:  
 FIREPLACE TYPE/CNT/OPN/CH: FP/1/2/1  
 ELEVATOR TYPE/COUNT/STOPS:  
 PHYS OVERRIDE:  
 ECONOMIC DEPRECIATION:  
 FUNCTIONAL DEPRECIATION:  
 SPECIAL CONDITION CODE:  
 SPECIAL CONDITION VALUE:  
 DESCRIPTION: 1/S FR DWLG & B  
 REMARKS:  
 HEATED SQUARE FEET: 1,104

**BUILDING SKETCH**



**BUILDING COMPUTATION**

REPLACEMENT COST NEW	306,940
PHYSICAL DEPRECIATION	6%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	288,490

**BUILDING SECTION DETAIL**

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1104	1.0	P		100%		C	1975	2015	A	94%			197490
LLF	816	1.0									94%			72400
LLU	288	1.0									94%			7200
OP	48	1.0									94%			2300
WD	48	1.0									94%			1100
WD	342	1.0									94%			8000