

BROWN, GREGORY M.
BROWN, WANDA R.
244 WILLOW COVE
FRANKLIN, NC 28734
ACCOUNT NUMBER: 133525

Macon County, North Carolina

Parcel: 6576426582

Tax Year: 2027

Reval Year: 2023

Appraised By: 21 on 01/06/2023

Information Source:E - ESTIMATE

Tax Districts

GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), BURNINGTOWN FIRE
DISTRICT TAX

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	244 WILLOW COVE RD	LOT 9 WILLOW COVE SUB				Date	Sales Price	Valid	Book / Page
Neighborhood:	01058 - OLIVE HILL	1.2000 AC				8/21/2014	208000	N	J-36/216
Road Type:	T - PRIVATE DIRT	PERMIT INFORMATION				8/13/2013	199000	N	U-35/1331
Township:	01 - FRANKLIN	Code	Date	Permit #	Amount				
Utilities:	W-1, S-1								
View:	MR - MEDIUM RANGE					Plat Book:		Plat Card:	

NOTES

Listed for 365,000 6/26

VALUE SUMMARY

LAND:	39,380
BUILDING:	234,200
OBXF:	0
TOTAL APPRAISED:	273,580
DEFERRED VALUE:	0
NET TAXABLE:	273,580

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		74,500	0.200				10,000	14,900	
2	A	0110	RESIDENTIAL				24,480	1.000				0	24,480	
Total Acres:								1.200	Total Land Value:			39,380		

OUTBUILDING DATA

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH	
VALUATION METHOD:	R - RESIDENTIAL	5' WD [50 ft²] 4' 10' 32' 32' 42' 10' 50' 10' 50' WD [168 ft²]	
USE CODE:	D - DWELLING		
STYLE:	C - CONVENTIONAL		
FOUNDATION:			
EXTERIOR WALL 1:	AV - ALUM/VINYL		
EXTERIOR WALL 2:			
ROOF STRUCTURE:			
ROOF COVER:			
BEDROOMS:	3		
FULL BATHS:	3		
HALF BATHS:	0		
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:	1/S FR DWLG & B		
REMARKS:			
HEATED SQUARE FEET:	1,600		
BUILDING COMPUTATION			
REPLACEMENT COST NEW	325,400		
PHYSICAL DEPRECIATION	28%		
FUNCTIONAL DEPRECIATION			
ECONOMIC DEPRECIATION			
% COMPLETE			
REPLACEMENT COST NEW LESS DEPRECIATION	234,200		

[illegible]