MARDER, LESTER
48 ROSE CREEK COVE RD
FRANKLIN, NC 28734
ACCOUNT NUMBER: 150994

Macon County, North Carolina

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

Parcel: 6577752009
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 10/19/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	48 ROSE CREEK COVE RD
Neighborhood:	11018 - ROSE CREEK
Road Type:	T - PRIVATE DIRT
Township:	11 - COWEE
Utilities:	S-1, W-1
View:	

PROPERTY DESCRIPTION

LOT 6 WOODSIDE HGTS
0.7000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
10/29/2021	320000	Y	J-41/1272
1/30/2019	27000	N	A-39/799
6/12/1997	45000	N	Z-21/1960

Plat Book: **Plat Card:**

NOTES

REDUCED TO 374,000 3/25
LISTED FOR 379,900 2/25 listed for 369000 8/25
reduced to 355,000 12/25
REDUCED TO 345,000 3/26
REDUCED TO 345,000 3/26

VALUE SUMMARY

LAND:	29,340
BUILDING:	273,400
OBXF:	0
TOTAL APPRAISED:	302,740
DEFERRED VALUE:	0
NET TAXABLE:	302,740

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		41,914	0.700				10,000	29,340	

Total Acres: **0.700** **Total Land Value:** **29,340**

OUTBUILDING DATA

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

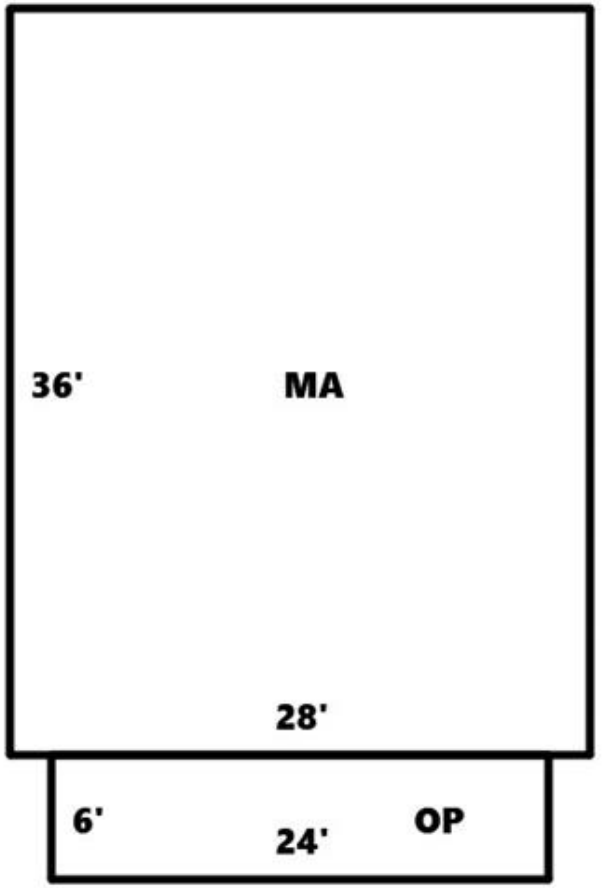
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	2
FULL BATHS:	2
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:	
REMARKS:	
HEATED SQUARE FEET:	1,548

BUILDING COMPUTATION

REPLACEMENT COST NEW	278,980
PHYSICAL DEPRECIATION	2%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	273,400

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1008	1.5	P		100%		C	2020	2020	A	98%			182500
FUS	540	1.0									98%			83600
OP	144	1.0									98%			7300