

RAUERS, BRYAN R RAUERS, KERRY D 739 MARK DOWDLE RD FRANKLIN, NC 28734 ACCOUNT NUMBER: 94338

Macon County, North Carolina

Parcel: 6582948940

Tax Year: 2027

Reval Year: 2023

Appraised By: 101 on 08/21/2023

Information Source:E - ESTIMATE

Tax Districts

GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), CLARKS CHAPEL FIRE
DIST TAX

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	739 MARK DOWDLE RD	MARK DOWDLE 2 TR COMBO PC 11185 4.4000 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	01114 - MARK DOWDLE RD					11/13/2020	1330000	Y	J-40/752
Road Type:	T - PRIVATE DIRT	PERMIT INFORMATION							
Township:	01 - FRANKLIN	Code	Date	Permit #	Amount				
Utilities:	S-1, W-1	MC	6/21/2023	MC-23-001053	0				
View:	CF - CREEK FRONT								
						Plat Book:		Plat Card:	

NOTES

Listed for \$2,850,000 6/26

VALUE SUMMARY

LAND:	67,040
BUILDING:	1,519,700
OBXF:	76,100
TOTAL APPRAISED:	1,662,840
DEFERRED VALUE:	0
NET TAXABLE:	1,662,840

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	0120	RES CREEK FRONT		R		15,236	4.400	S-50			10,000	67,040	
Total Acres:								4.400	Total Land Value:			67,040		

OUTBUILDING DATA

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH													
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:	A - ASPH SHINGLE														
BEDROOMS:	4														
FULL BATHS:	4														
HALF BATHS:	2														
ADDITIONAL FIXTURES:															
FIREPLACE TYPE/CNT/OPN/CH:	FP/0/3/3														
ELEVATOR TYPE/COUNT/STOPS:															
PHYS OVERRIDE:															
ECONOMIC DEPRECIATION:															
FUNCTIONAL DEPRECIATION:															
SPECIAL CONDITION CODE:															
SPECIAL CONDITION VALUE:															
DESCRIPTION:	1.5/S FR DWLG & B														
REMARKS:															
HEATED SQUARE FEET:	5,471														
BUILDING COMPUTATION															
REPLACEMENT COST NEW		1,616,620													
PHYSICAL DEPRECIATION		6%													
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION		1,519,700													
BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	2872	1.5	P		100%		A+10	2005	2015	A	94%			689100	
FG	770	1.0									94%			93200	
FUS	1829	1.0									94%			339600	
FUS	770	1.0									94%			143000	
LLF	1798	1.0									94%			205900	
OP	398	1.0									94%			24100	
OP	72	1.0									94%			4400	
PA	504	1.0									94%			5100	
WD	504	1.0									94%			15300	