COVEY, KATHLEEN JAN
49 S WOODS DR
SYLVA, NC 28779-6975
ACCOUNT NUMBER: 156291

Macon County, North Carolina

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

Parcel: 6583672864
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 05/27/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	57 GRIBBLE HILL RD
Neighborhood:	01021 - FRANKLIN GEORGIA RD
Road Type:	T - PRIVATE DIRT
Township:	01 - FRANKLIN
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

OFF RD 1150
0.7500 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
10/31/2023	212000	Y	U-42/2305
11/21/2001	75000	N	F-25/1327
6/17/1999	47500	N	I-23/2188

Plat Book: **Plat Card:**

NOTES

listed for 320000 5/25
reduced to 299,000 12/25

VALUE SUMMARY

LAND:	31,880
BUILDING:	176,080
OBXF:	0
TOTAL APPRAISED:	207,960
DEFERRED VALUE:	0
NET TAXABLE:	207,960

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		42,507	0.750				0	31,880	

Total Acres: **0.750** **Total Land Value:** **31,880**

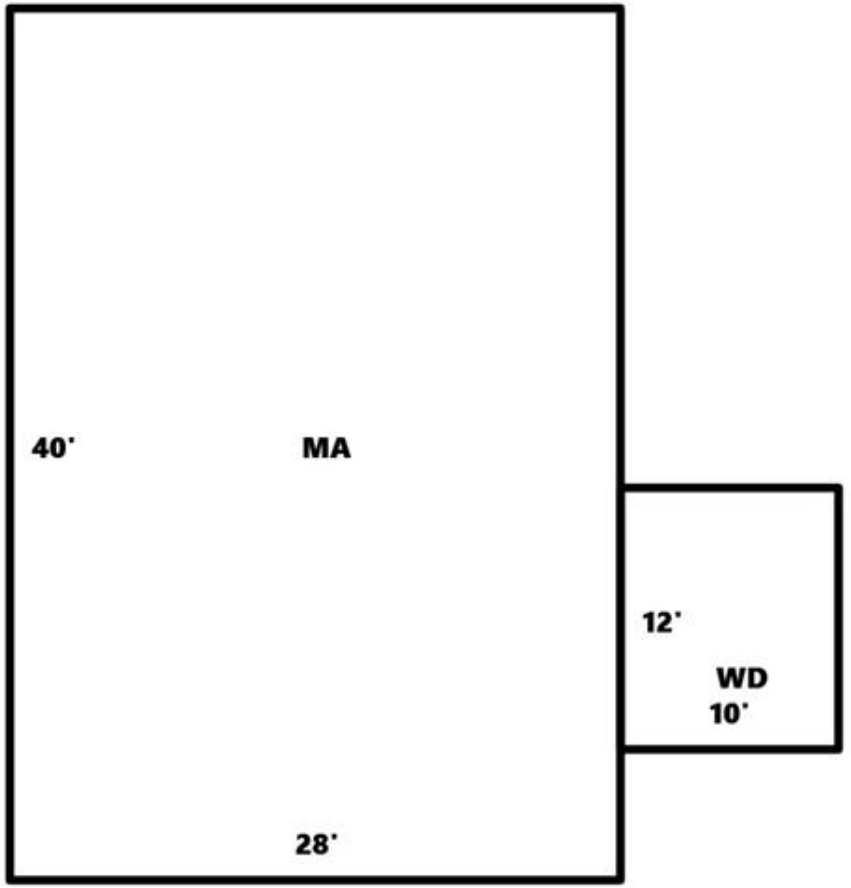
OUTBUILDING DATA

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:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	3
FULL BATHS:	1
HALF BATHS:	1
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
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:	1,120

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	228,690
PHYSICAL DEPRECIATION	23%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	176,080

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1120	1.0	M		100%		C	1979	1999	A	77%			150880
LLU	1120	1.0									77%			22900
WD	120	1.0									77%			2300