

LYNCH, MARYANN
144 PORTER ST STE 103
FRANKLIN, NC 28734-3015
ACCOUNT NUMBER: 160459

Macon County, North Carolina

Parcel: 6584979169

Tax Year: 2027

Reval Year: 2023

Appraised By: 21 on 06/07/2022

Information Source:E - ESTIMATE

Tax Districts

GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, LANDFILL FEE
RESIDENTIAL (2), FRANKLIN TAX

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	65 WAYAH ST	WAYAH ST				Date	Sales Price	Valid	Book / Page
Neighborhood:	12100 - FRANKLIN CITY COMM	0.7100 AC				9/4/2025	650000	Y	X-43/1632
Road Type:	P - PVD PRIMARY	PERMIT INFORMATION				11/9/2023	0	N	V-42/1447
Township:	12 - FRANKLIN CITY	Code	Date	Permit #	Amount	5/5/2003	239000	N	U-26/1170
Utilities:	A-1								
View:						Plat Book:		Plat Card:	

NOTES

LISTED FOR \$769,000 1/25

VALUE SUMMARY

LAND:	202,350
BUILDING:	573,580
OBXF:	0
TOTAL APPRAISED:	775,930
DEFERRED VALUE:	0
NET TAXABLE:	775,930

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	0501	COMM SECONDARY	FNMU	R		285,000	0.710				0	202,350	
Total Acres:								0.710	Total Land Value:			202.350		

OUTBUILDING DATA

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH
VALUATION METHOD:	R - RESIDENTIAL	
USE CODE:	D - DWELLING	
STYLE:	TS - TWO STORY	
FOUNDATION:	C - CONTINUOUS WALL	
EXTERIOR WALL 1:	F - FRAME	
EXTERIOR WALL 2:		
ROOF STRUCTURE:	H - HIP	
ROOF COVER:	A - ASPH SHINGLE	
BEDROOMS:	4	
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:	2/S FR DWLG	
REMARKS:		
HEATED SQUARE FEET:	3,064	
BUILDING COMPUTATION		
REPLACEMENT COST NEW	672,770	
PHYSICAL DEPRECIATION	36%	
FUNCTIONAL DEPRECIATION		
ECONOMIC DEPRECIATION		
% COMPLETE		
REPLACEMENT COST NEW LESS DEPRECIATION	430,630	

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	1692	2.0	P		100%		B+10	1925	1990	A	64%			233230	
CP	324	1.0									64%			12500	
FUS	1372	1.0									64%			161800	
OP	488	1.0									64%			18800	
SP	45	1.0									64%			2300	
UR	45	1.0									64%			2000	

[illegible]