

MATTHEWS, DAVID K
208 MAPLE ST
FRANKLIN, NC 28734-3259
ACCOUNT NUMBER: 152353

Macon County, North Carolina

Parcel: 6584987009

Tax Year: 2027

Reval Year: 2023

Appraised By: 21 on 12/15/2022

Information Source:E - ESTIMATE

Tax Districts

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	208 MAPLE ST	LOT 2 SUMMERHILL 0.3800 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	12044 - SUMMER HILL					5/3/2022	285000	Y	U-41/2359
Road Type:	S - STATE PAVED	PERMIT INFORMATION				8/8/2014	0	N	I-36/1137
Township:	12 - FRANKLIN CITY	Code	Date	Permit #	Amount				
Utilities:	PS-1, PW-1								
View:						Plat Book:		Plat Card:	

NOTES

Listed for \$365,000 7/26

VALUE SUMMARY

LAND:	41,040
BUILDING:	251,700
OBXF:	0
TOTAL APPRAISED:	292,740
DEFERRED VALUE:	0
NET TAXABLE:	292,740

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	FR1	R		108,000	0.380				0	41,040	
Total Acres:								0.380	Total Land Value:				41,040	

OUTBUILDING DATA

[illegible]

[illegible]

BUILDING COMPUTATION	
REPLACEMENT COST NEW	419,290
PHYSICAL DEPRECIATION	40%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	251,700

[illegible]