CULPEPPER, DAVID
24 BROOKWOOD COVE
FRANKLIN, NC 28734
ACCOUNT NUMBER: 106533

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX

Parcel: 6585891706
Tax Year: 2026
Reval Year: 2023
Appraised By: 25 on 01/12/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	BRYSON CITY RD
Neighborhood:	01068 - RIVERWOOD RIDGE
Road Type:	S - STATE PAVED
Township:	01 - FRANKLIN
Utilities:	
View:	

PROPERTY DESCRIPTION

LOT 2 RIVERWOOD RIDGE SUBD
0.8900 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
9/14/2022	25000	N	C-42/304
7/17/2006	267000	N	M-30/1420

Plat Book:	4	**Plat Card:**	4952

NOTES

VALUE SUMMARY

LAND:	17,290
BUILDING:	0
OBXF:	0
TOTAL APPRAISED:	17,290
DEFERRED VALUE:	0
NET TAXABLE:	17,290

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		19,427	0.890	T-30			0	17,290	
							Total Acres:	**0.890**				**Total Land Value:**	**17,290**	

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:
USE CODE:
STYLE:
FOUNDATION:
EXTERIOR WALL 1:
EXTERIOR WALL 2:
ROOF STRUCTURE:
ROOF COVER:
BEDROOMS:
FULL BATHS:
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:

BUILDING SKETCH

BUILDING COMPUTATION

REPLACEMENT COST NEW
PHYSICAL DEPRECIATION
FUNCTIONAL DEPRECIATION
ECONOMIC DEPRECIATION
% COMPLETE
REPLACEMENT COST NEW LESS DEPRECIATION

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE