

HUTCHINS, MONTE
 175 TOBACCO RD
 HUBERT, NC 28539-3403
 ACCOUNT NUMBER: 121092

Macon County, North Carolina

Parcel: 6586679305
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 25 on 12/27/2022
 Information Source: E - ESTIMATE

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

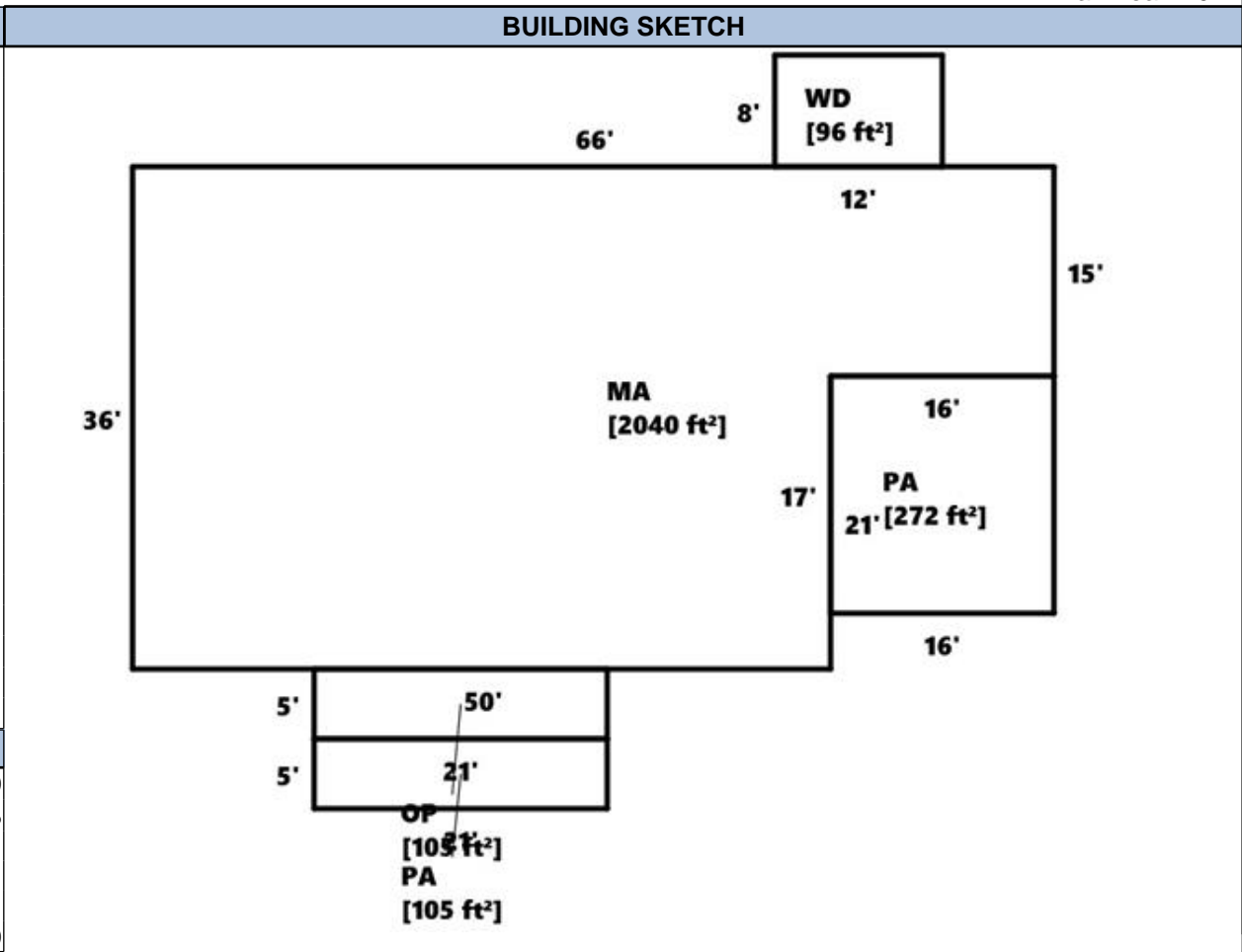
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	3920 BRYSON CITY RD	HWY 28				Date	Sales Price	Valid	Book / Page
Neighborhood:	01029 - FRANKLIN NORTH WEST	0.9700 AC				11/20/2009	0	N	K-33/843
		PERMIT INFORMATION				5/31/2005	120000	Y	F-29/1014
		Code	Date	Permit #	Amount				
Road Type:	S - STATE PAVED								
Township:	01 - FRANKLIN								
Utilities:	W-1, S-1								
View:	SR - SHORT RANGE					Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
LISTED FOR 425,000 3/26	LAND: 34,980 BUILDING: 221,340 OBXF: 800 TOTAL APPRAISED: 257,120 DEFERRED VALUE: 0 NET TAXABLE: 257,120

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	36,062	0.970				10,000	34,980	
							Total Acres:	0.970				Total Land Value:	34,980

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMLPT	TAX VALUE	NOTES
61	STORAGE, FR UTILITY					1					A					800	

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	F - FLAT
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	3
FULL BATHS:	3
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	ST/1/1/1
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:	2,040



BUILDING COMPUTATION	
REPLACEMENT COST NEW	388,230
PHYSICAL DEPRECIATION	43%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	221,340

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	2040	1.0	F				C	1959	1985	A	57%			181240
LLR	510	1.0									57%			14900
LLU	1530	1.0									57%			19900
OP	105	1.0									57%			2600
PA	105	1.0									57%			400
PA	272	1.0									57%			1100
WD	96	1.0									57%			1200