WOODS, DAN CURTIS
WOODS, JUDITH ANN
275 RIVERS WHISPER LN
FRANKLIN, NC 28734-0491
ACCOUNT NUMBER: 114330

Macon County, North Carolina

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

Parcel: 6587167457
Tax Year: 2027
Reval Year: 2023
Appraised By: 12 on 08/30/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	275 RIVERS WHISPER LN
Neighborhood:	11000 - COWEE RURAL
Road Type:	T - PRIVATE DIRT
Township:	11 - COWEE
Utilities:	S-1, W-1
View:	

PROPERTY DESCRIPTION

LOT 3 PLAT CARD 5848
2.2300 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
8/5/2008	56000	N	M-32/561

Plat Book: **Plat Card:**

NOTES

listed for 824000 6/25
REDUCED TO 775,000 2/26

VALUE SUMMARY

LAND:	47,440
BUILDING:	419,660
OBXF:	0
TOTAL APPRAISED:	467,100
DEFERRED VALUE:	0
NET TAXABLE:	467,100

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		21,274	2.230				10,000	47,440	

Total Acres: **2.230** **Total Land Value:** **47,440**

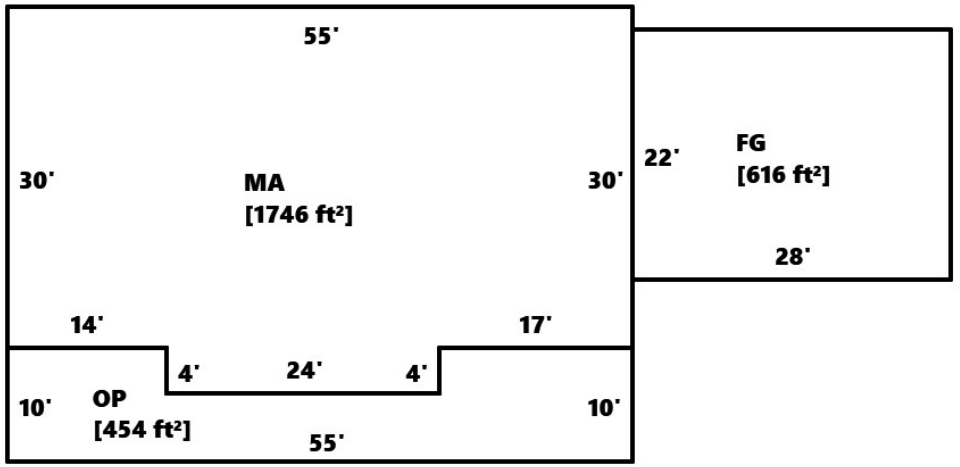
OUTBUILDING DATA

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:	C - CONC LAP SIDING
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	2
FULL BATHS:	2
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:	1/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	1,746

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	432,650
PHYSICAL DEPRECIATION	3%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	419,660

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1746	1.0	P		100%		C+10	2019	2019	A	97%			296260
FG	616	1.0									97%			58100
LLU	1746	1.0									97%			43900
OP	454	1.0									97%			21400