TORSTENSEN, PER SVERRE
TORSTENSEN, JUDITH ANN
207 IVES LANE
FRANKLIN, NC 28734
ACCOUNT NUMBER: 137150

# Macon County, North Carolina

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

Parcel: 6587670014
Tax Year: 2026
Reval Year: 2023
Appraised By: 25 on 10/17/2022
Information Source:E - ESTIMATE

## PARCEL INFORMATION

| | |
|---|---|
| **Address:** | 207 IVES LN |
| **Neighborhood:** | 11000 - COWEE RURAL |
| **Road Type:** | T - PRIVATE DIRT |
| **Township:** | 11 - COWEE |
| **Utilities:** | W-1, S-1 |
| **View:** | |

## PROPERTY DESCRIPTION

OFF 28
0.4400 AC

### PERMIT INFORMATION

| Code | Date | Permit # | Amount |
|---|---|---|---|
| | | | |

## SALES INFORMATION

| Date | Sales Price | Valid | Book / Page |
|---|---|---|---|
| 3/29/2016 | 12000 | Y | F-37/2026 |
| 1/26/2011 | 30000 | N | D-34/712 |
| 12/28/2005 | 58000 | Y | X-29/707 |

**Plat Book:** **Plat Card:**

## NOTES

listed for 385000 6/25

## VALUE SUMMARY

| | |
|---|---|
| **LAND:** | 25,430 |
| **BUILDING:** | 244,200 |
| **OBXF:** | 0 |
| **TOTAL APPRAISED:** | 269,630 |
| **DEFERRED VALUE:** | 0 |
| **NET TAXABLE:** | 269,630 |

## 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 | | 57,795 | 0.440 | | | | 10,000 | 25,430 | |
| | | | | | | | **Total Acres:** | **0.440** | | | | **Total Land Value:** | **25,430** | |

## OUTBUILDING DATA

| CODE | DESC | GRADE | COUNT | LENGTH | WIDTH | UNITS | UNIT PRICE | STORIES | AYB | EYB | COND | PHYS | FOBS | EOBS | % CMPLT | TAX VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

TORSTENSEN, PER SVERRE

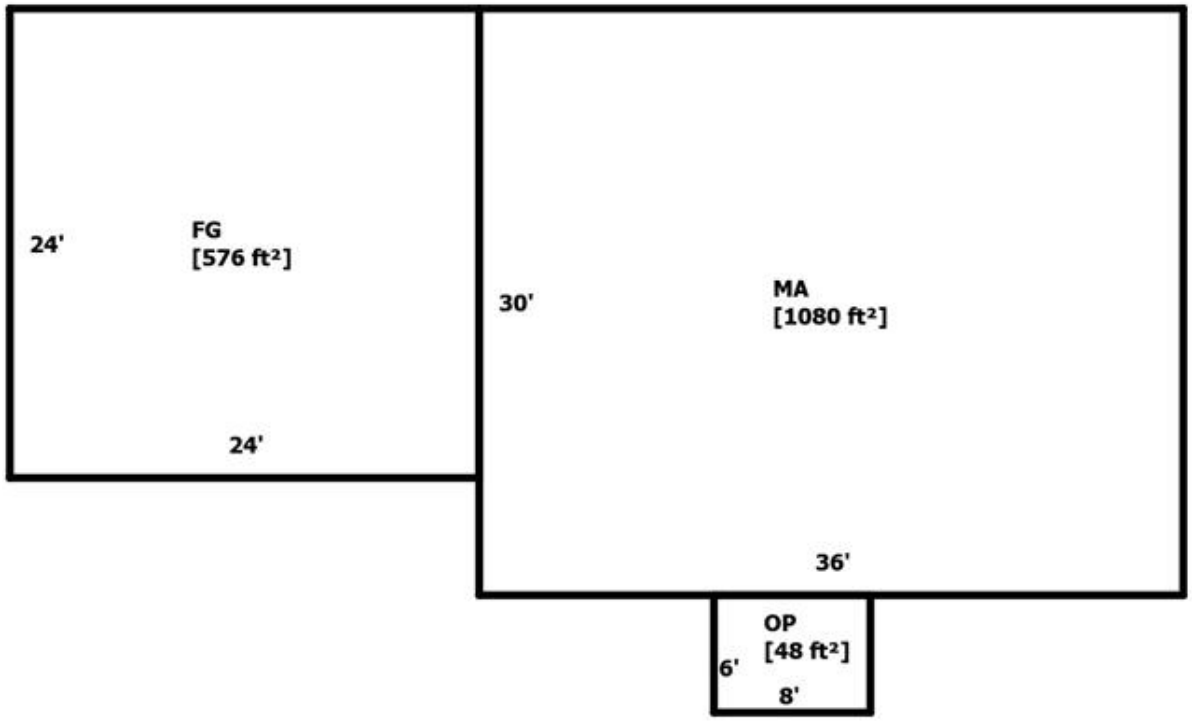
# Macon County, North Carolina

Parcel: 6587670014
Tax Year: 2026

## BUILDING DESCRIPTION

| | |
|---|---|
| VALUATION METHOD: | R - RESIDENTIAL |
| USE CODE: | D - DWELLING |
| STYLE: | C - CONVENTIONAL |
| FOUNDATION: | S - SLAB |
| EXTERIOR WALL 1: | F - FRAME |
| EXTERIOR WALL 2: | |
| ROOF STRUCTURE: | G - GABLE |
| ROOF COVER: | M - METAL |
| BEDROOMS: | 2 |
| FULL BATHS: | 1 |
| HALF BATHS: | 1 |
| ADDITIONAL FIXTURES: | |
| FIREPLACE TYPE/CNT/OPN/CH: | FP/1/1/1 |
| 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: | 1,080 |

## BUILDING SKETCH




## BUILDING COMPUTATION

| | |
|---|---|
| REPLACEMENT COST NEW | 257,080 |
| PHYSICAL DEPRECIATION | 5% |
| FUNCTIONAL DEPRECIATION | |
| ECONOMIC DEPRECIATION | |
| % COMPLETE | |
| REPLACEMENT COST NEW LESS DEPRECIATION | 244,200 |

## BUILDING SECTION DETAIL

| TYPE | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB | EYB | COND | P% | E% | F% | VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MA | 1080 | 1.0 | P | | 100% | | C | 2016 | 2016 | A | 95% | | | 186800 |
| FG | 576 | 1.0 | | | | | | | | | 95% | | | 55100 |
| OP | 48 | 1.0 | | | | | | | | | 95% | | | 2300 |