ALEXANDER, SARAH DONOVAN BANKS
228 BEAR PEN CV
FRANKLIN, NC 28734-1623
ACCOUNT NUMBER: 155997

Macon County, North Carolina

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

Parcel: 6588432230
Tax Year: 2026
Reval Year: 2023
Appraised By: 25 on 07/29/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	228 BEAR PEN CV
Neighborhood:	11034 - BEAR PEN COVE
Road Type:	T - PRIVATE DIRT
Township:	11 - COWEE
Utilities:	S-1, CW-1
View:	

PROPERTY DESCRIPTION

LOT 15 BEAR PEN COVE
0.4200 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
9/25/2023	235000	N	T-42/236
3/19/2020	25000	Y	U-39/1802
10/16/2019	32000	Y	M-39/1365
4/4/2018	145000	N	N-38/93
Plat Book:	5	**Plat Card:**	10538

NOTES

LISTED FOR 253,000 4/25

VALUE SUMMARY

LAND:	40,410
BUILDING:	148,000
OBXF:	0
TOTAL APPRAISED:	188,410
DEFERRED VALUE:	0
NET TAXABLE:	188,410

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		96,214	0.420				4,000	40,410	
							Total Acres:	**0.420**			**Total Land Value:**		**40,410**	

OUTBUILDING DATA

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

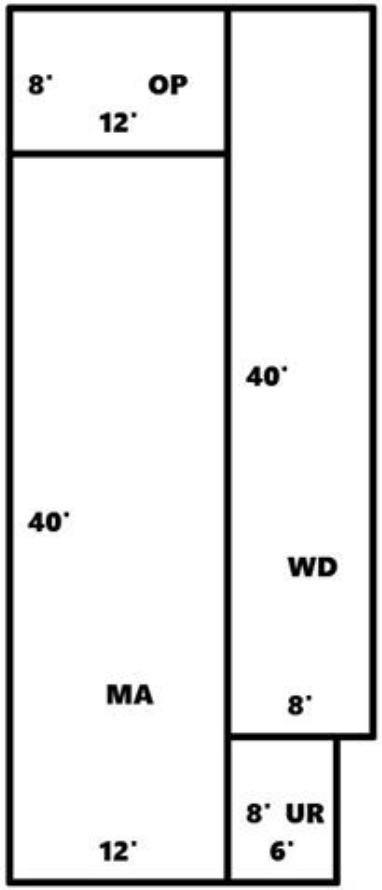
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	TH - TINY HOME
STYLE:	TH - TINY HOME
FOUNDATION:	P - PIER
EXTERIOR WALL 1:	C - CONC LAP SIDING
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
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:	TINY HOUSE
REMARKS:	
HEATED SQUARE FEET:	480

BUILDING COMPUTATION

REPLACEMENT COST NEW	150,930
PHYSICAL DEPRECIATION	2%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	148,000

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MMA	480	1.0	M		100%		C	2020	2020	A	98%			123400
OP	96	1.0									98%			7400
UR	48	1.0									98%			4300
WD	320	1.0									98%			12300
WD	16	1.0									98%			600