

BRUNNER, PATRICK J
 BRUNNER, JAMIE L
 1169 RICKMAN CREEK RD
 FRANKLIN, NC 28734-4200
 ACCOUNT NUMBER: 152526

Macon County, North Carolina

Parcel: 6588559589
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 25 on 08/15/2022
 Information Source: E - ESTIMATE

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

PARCEL INFORMATION			PROPERTY DESCRIPTION				SALES INFORMATION				
Address:	1169 RICKMAN CREEK RD		2.4000 AC				Date	Sales Price	Valid	Book / Page	
Neighborhood:	11016 - RICKMAN CREEK						5/25/2022	260000	Y	W-41/595	
			PERMIT INFORMATION				8/29/2019	134000	Y	J-39/2382	
			Code	Date	Permit #	Amount					
Road Type:	S - STATE PAVED										
Township:	11 - COWEE										
Utilities:	S-1, W-1										
View:							Plat Book:		Plat Card:		

NOTES	VALUE SUMMARY
LISTED FOR 319,900 1/26	LAND: 66,160 BUILDING: 185,820 OBXF: 4,000 TOTAL APPRAISED: 255,980 DEFERRED VALUE: 0 NET TAXABLE: 255,980

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		27,567	2.400				10,000	66,160	
Total Acres:							2.400	Total Land Value:				66,160	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% Cmpl	TAX VALUE	NOTES
61	STORAGE, FR UTILITY	D		20	12	240			2000	2000	A					3500	
61	STORAGE, FR UTILITY	D		8	8	64			1990	1990	A					500	

BUILDING DESCRIPTION

VALUATION METHOD: R - RESIDENTIAL
 USE CODE: D - DWELLING
 STYLE: C - CONVENTIONAL
 FOUNDATION: C - CONTINUOUS WALL
 EXTERIOR WALL 1: F - FRAME
 EXTERIOR WALL 2:
 ROOF STRUCTURE: G - GABLE
 ROOF COVER: M - METAL
 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 & B
 REMARKS:
 HEATED SQUARE FEET: 576

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	208,770
PHYSICAL DEPRECIATION	11%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	185,820

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	576	1.0	E				C-10	1984	2010	A	89%			103520
LLF	576	1.0									89%			55600
OP	36	1.0									89%			1900
SP	360	1.0									89%			24800