BRANT, DANIEL C SR
BRANT PENNY LYNN JONES
121 N GEMSTONE AVE
FRANKLIN, NC 28734-1874
ACCOUNT NUMBER: 162579

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), CLARKS CHAPEL FIRE DIST TAX

Parcel: 6592072897
Tax Year: 2027
Reval Year: 2023
Appraised By: 101 on 08/22/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	121 N GEMSTONE AVE
Neighborhood:	01111 - GEMSTONE VILLAGE
Road Type:	R - PVD PRIVATE
Township:	01 - FRANKLIN
Utilities:	PS-1, PW-1
View:	

PROPERTY DESCRIPTION

LOT 28 PHASE 1 GEMSTONE VILLAGE
0.1600 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/29/2026	194000	Y	J-44/732
7/2/2024	42500	Y	F-43/265
5/4/2021	875000	N	W-40/1208

Plat Book:	5	**Plat Card:**	11857

NOTES

listed for 245000 5/25
reduced to 199,900 2/26

VALUE SUMMARY

LAND:	42,500
BUILDING:	174,400
OBXF:	0
TOTAL APPRAISED:	216,900
DEFERRED VALUE:	0
NET TAXABLE:	216,900

LAND DATA - MARKET VALUE

	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0110	RESIDENTIAL		R		42,500	1.000				0	42,500	

Total Acres: 1.000 **Total Land Value:** 42,500

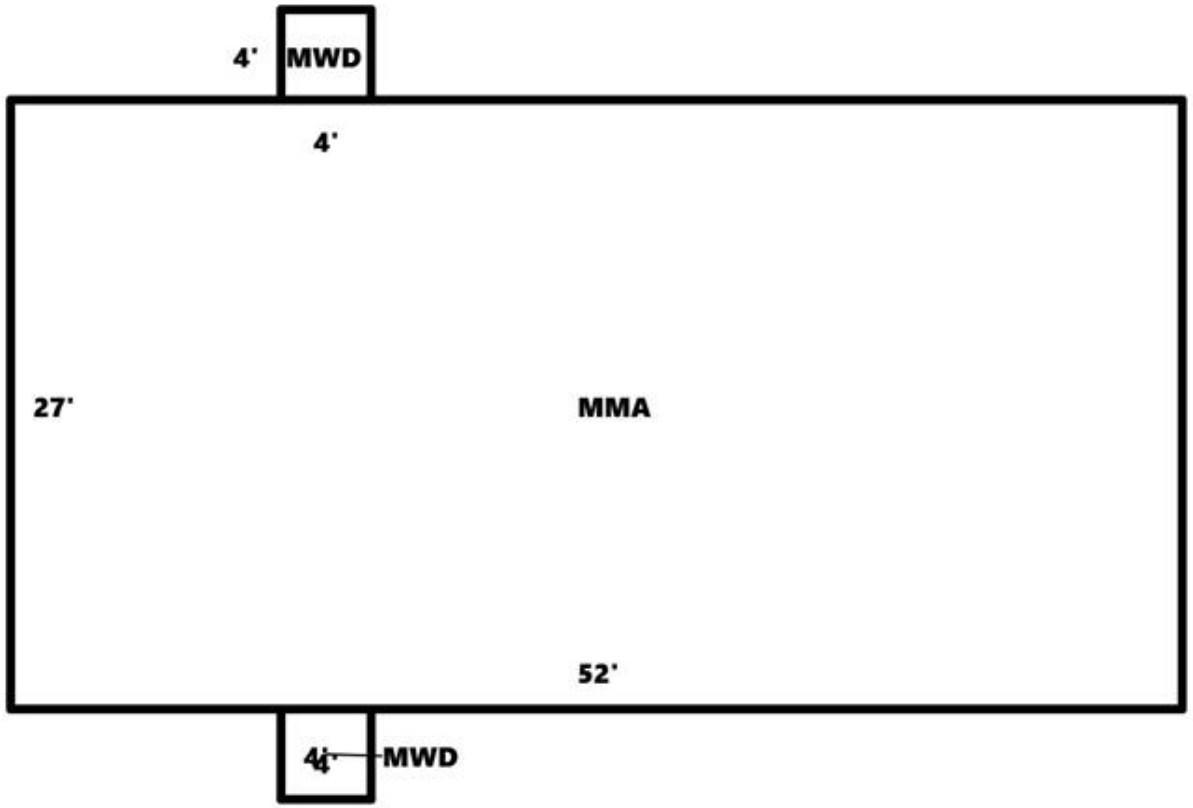
OUTBUILDING DATA

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:	M - MANUFACTURED HOME
STYLE:	DW - DOUBLE WIDE
FOUNDATION:	P - PIER
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	AV - ALUM/VINYL
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
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:	DWMH
REMARKS:	
HEATED SQUARE FEET:	1,404

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	176,150
PHYSICAL DEPRECIATION	1%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	174,400

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MMA	1404	1.0	P		100%		C	2022	2022	A	99%			173600
MWD	16	1.0									99%			400
MWD	16	1.0									99%			400