

MENARD, BRUCE
 MENARD, LINDA
 75 TREE TOP LN
 FRANKLIN, NC 28734-5295
 ACCOUNT NUMBER: 162613

Macon County, North Carolina

Parcel: 6592410045
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 25 on 06/22/2022
 Information Source: E - ESTIMATE

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

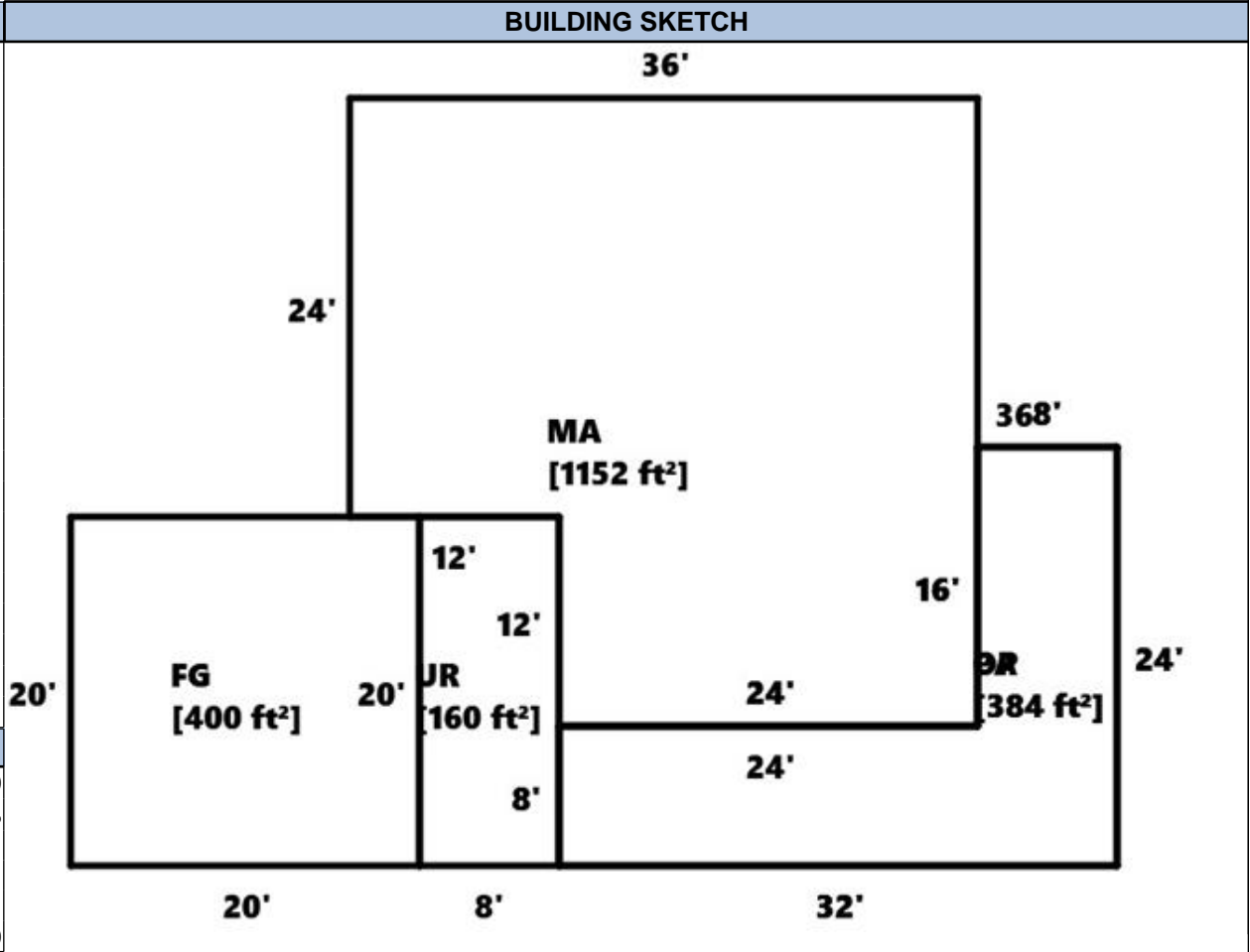
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	75 TREE TOP LN	LOT 12 PH II EAGLE NEST SUBD				Date	Sales Price	Valid	Book / Page
Neighborhood:	07008 - HICKORY KNOLL	1.0800 AC				5/1/2026	345000	Y	J-44/1234
		PERMIT INFORMATION				11/20/2024	0	N	L-43/470
Road Type:	T - PRIVATE DIRT	Code	Date	Permit #	Amount	3/29/2010	170000	Y	P-33/1926
Township:	07 - SMITHBRIDGE					7/11/2005	172000	Y	I-29/1990
Utilities:	W-1, S-1					Plat Book:		Plat Card:	
View:	SR - SHORT RANGE								

NOTES	VALUE SUMMARY
listed for 400,000 9/25	LAND: 32,490 BUILDING: 225,510 OBXF: 0 TOTAL APPRAISED: 258,000 DEFERRED VALUE: 0 NET TAXABLE: 258,000

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	30,083	1.080				10,000	32,490		
								Total Acres:	1.080		Total Land Value:		32,490		

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:	
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	H - HIP
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	2
FULL BATHS:	3
HALF BATHS:	
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 & B
REMARKS:	
HEATED SQUARE FEET:	1,152



BUILDING COMPUTATION	
REPLACEMENT COST NEW	352,500
PHYSICAL DEPRECIATION	36%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	225,510

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	1152	1.0	P		100%		C	1985	1990	A	64%			123010	
FG	400	1.0									64%			22700	
LLF	1152	1.0									64%			61800	
OP	384	1.0									64%			10900	
PA	384	1.0									64%			1800	
UR	160	1.0									64%			5300	