JENKINS, DANIEL PERCY III
JENKINS, ANGELA LYNN
220 BEAR MOUNTAIN RD
FRANKLIN, NC 28734
ACCOUNT NUMBER: 147451

Macon County, North Carolina

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

Parcel: 6592580981
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 01/04/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	220 BEAR MTN RD
Neighborhood:	01037 - FULCHER
Road Type:	R - PVD PRIVATE
Township:	01 - FRANKLIN
Utilities:	W-1, S-1
View:	SR - SHORT RANGE

PROPERTY DESCRIPTION

LOT 4 BEECH MTN DEVELOPMENT
3.1700 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
8/21/2020	275000	Y	D-40/254
4/7/2020	270000	Y	V-39/1466
5/30/2017	221000	Y	Y-37/2085
3/31/2005	32000	Y	A-29/1274

Plat Book: **Plat Card:**

NOTES

listed for 459,000 6/25
reduced to 439,900 1/26
Reduced to $389,000 7/26

VALUE SUMMARY

LAND:	85,350
BUILDING:	292,870
OBXF:	1,000
TOTAL APPRAISED:	379,220
DEFERRED VALUE:	0
NET TAXABLE:	379,220

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	0150	RES VIEW		R		49,420	1.000				10,000	49,420	
2	A	0110	RESIDENTIAL				16,558	2.170	T-10			0	35,930	
							Total Acres:	**3.170**				**Total Land Value:**	**85,350**	

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
17	CARPORT					1					A					500	
61	STORAGE, FR UTILITY					1					A					500	

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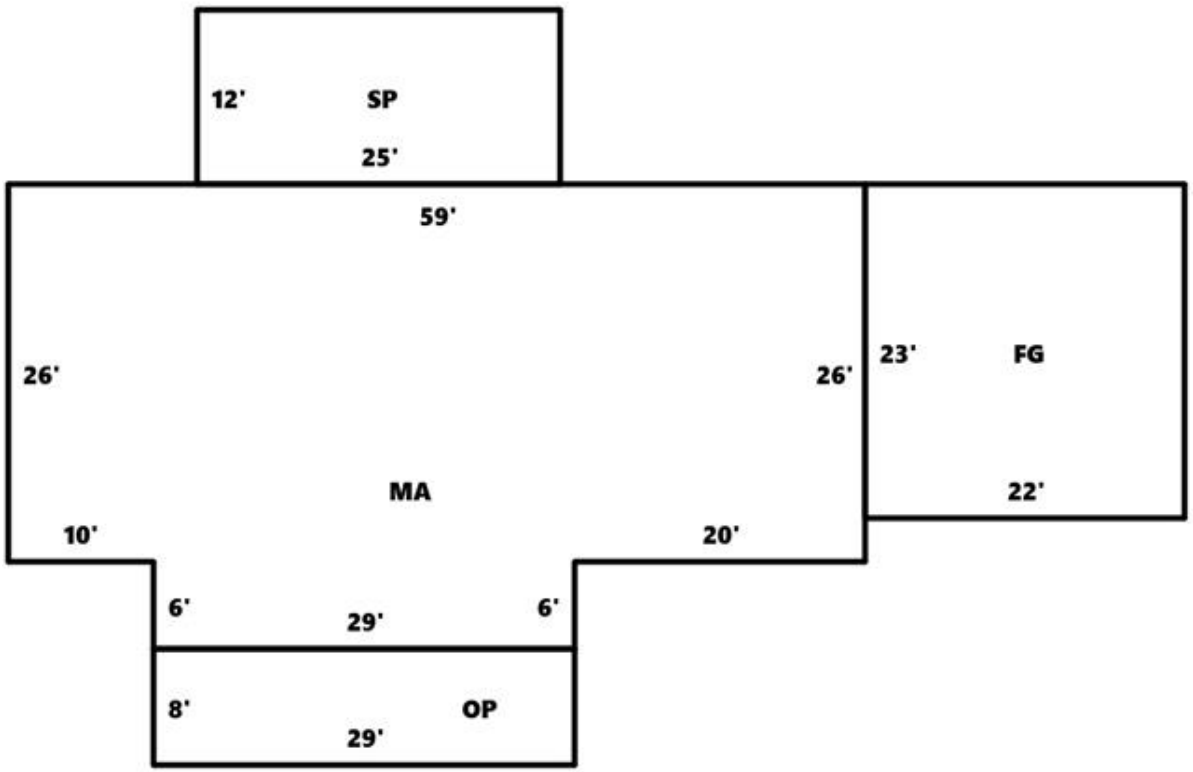
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	3
FULL BATHS:	2
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
REMARKS:	
HEATED SQUARE FEET:	1,708

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	348,690
PHYSICAL DEPRECIATION	16%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	292,870

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1708	1.0	F		100%		C	2005	2005	A	84%			231570
FG	506	1.0									84%			37700
OP	232	1.0									84%			8700
SP	300	1.0									84%			14900