

SAUNDERS, CHRISTOPHER E	Macon County, North Carolina	Parcel: 6593038276
SAUNDERS, RHONDA M		Tax Year: 2027
1987 WIDE HORIZON DR		Reval Year: 2023
FRANKLIN, NC 28734	Tax Districts	Appraised By: 21 on 01/15/2023
ACCOUNT NUMBER: 148042	GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), CLARKS CHAPEL FIRE DIST TAX	Information Source:E - ESTIMATE

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Parcel Information		Property Description				Sales Information			
Address:	1987 WIDE HORIZON DR	WIDE HORIZON DR				Date	Sales Price	Valid	Book / Page
Neighborhood:	01095 - WIDE HORIZON	1.0900 AC				10/28/2020	235000	Y	I-40/430
Road Type:	S - STATE PAVED	Permit Information							
Township:	01 - FRANKLIN	Code	Date	Permit #	Amount				
Utilities:	W-1, S-1								
View:	SR - SHORT RANGE					Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
Listed for \$359,000 7/26	LAND: 36,710 BUILDING: 218,120 OBXF: 0 TOTAL APPRAISED: 254,830 DEFERRED VALUE: 0 NET TAXABLE: 254,830

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		33,679	1.090				10,000	36,710	
Total Acres:								1.090	Total Land Value:			36,710		

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH	
VALUATION METHOD:	R - RESIDENTIAL	SP 8' [96 ft²] 12' 50' 24' MA [1193 ft²] 24' 17' 1' 7' 1' 16' 10' OP [63 ft²] 9' 7' OP [80 ft²] 8' 10' WD [96 ft²] 8' 12'	
USE CODE:	D - DWELLING		
STYLE:	SF - SPLIT FOYER		
FOUNDATION:	C - CONTINUOUS WALL		
EXTERIOR WALL 1:	F - FRAME		
EXTERIOR WALL 2:			
ROOF STRUCTURE:	G - GABLE		
ROOF COVER:	A - ASPH SHINGLE		
BEDROOMS:	3		
FULL BATHS:	2		
HALF BATHS:	1		
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:	1,193		
BUILDING COMPUTATION			
REPLACEMENT COST NEW	298,800		
PHYSICAL DEPRECIATION	27%		
FUNCTIONAL DEPRECIATION			
ECONOMIC DEPRECIATION			
% COMPLETE			
REPLACEMENT COST NEW LESS DEPRECIATION	218,120		

[illegible]