VALDEZ, PATRICIA ANN
32 LODGE VW
FRANKLIN, NC 28734-9062
ACCOUNT NUMBER: 162664

Macon County, North Carolina

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

Parcel: 6593990947
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 01/12/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	32 LODGE VW
Neighborhood:	01065 - PORTER CREEK
Road Type:	S - STATE PAVED
Township:	01 - FRANKLIN
Utilities:	S-1, PW-1
View:	

PROPERTY DESCRIPTION

CLARKS CHAPEL
0.0600 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
5/5/2026	549000	N	J-44/1719
8/26/2014	246500	N	J-36/666
9/22/2011	182500	N	O-34/284
3/18/2011	225000	N	F-34/1505
Plat Book:	4	**Plat Card:**	6884

NOTES

listed for 579,900 3/26

VALUE SUMMARY

LAND:	11,000
BUILDING:	457,850
OBXF:	0
TOTAL APPRAISED:	468,850
DEFERRED VALUE:	0
NET TAXABLE:	468,850

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		11,000	1.000				0	11,000	
							Total Acres:	**1.000**				**Total Land Value:**	**11,000**	

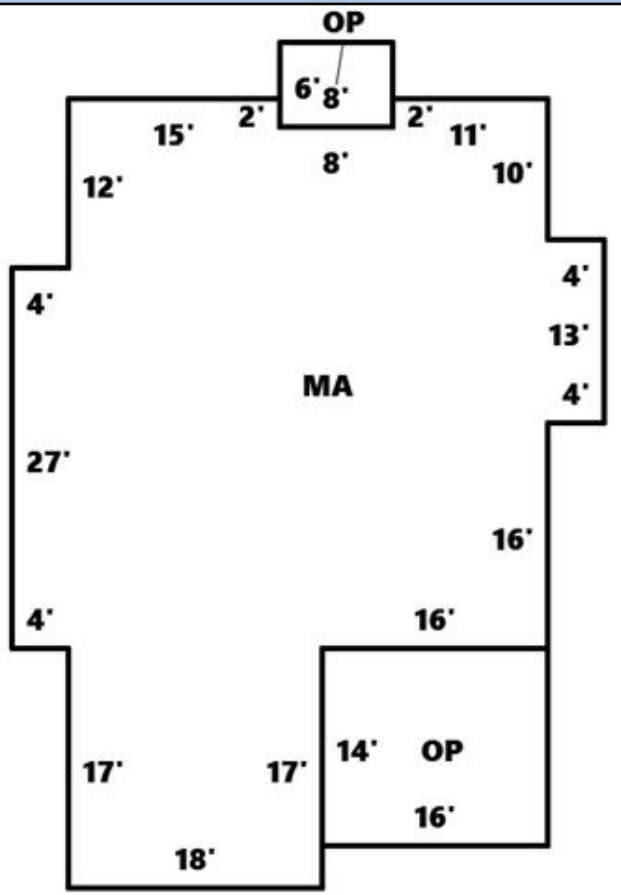
OUTBUILDING DATA

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:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	ST - STONE
ROOF STRUCTURE:	
ROOF COVER:	
BEDROOMS:	2
FULL BATHS:	2
HALF BATHS:	1
ADDITIONAL FIXTURES:	2
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:	1,776

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	526,310
PHYSICAL DEPRECIATION	13%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	457,850

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1776	1.0	P		100%		B	2007	2007	A	87%			313050
LLF	1332	1.0									87%			120500
LLU	444	1.0									87%			11300
OP	48	1.0									87%			2300
OP	224	1.0									87%			10700