NICKERSON, EMILY ANN
275 CRESTVIEW HEIGHTS
FRANKLIN, NC 28734
ACCOUNT NUMBER: 109809

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, LANDFILL FEE
RESIDENTIAL (1), FRANKLIN TAX

Parcel: 6594067422
Tax Year: 2027
Reval Year: 2023
Appraised By: 21 on 12/15/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	275 CRESTVIEW HTS
Neighborhood:	12045 - BONNY CREST/ULCO
Road Type:	S - STATE PAVED
Township:	12 - FRANKLIN CITY
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

LOT 11 CRESTVIEW HGTS
0.3800 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
5/21/2007	142500	N	J-31/936

Plat Book: **Plat Card:**

NOTES

listed for 329,000 1/26
reduced to 319,000 5/26
Reduced to $299.000 6/26

VALUE SUMMARY

LAND:	41,040
BUILDING:	150,140
OBXF:	0
TOTAL APPRAISED:	191,180
DEFERRED VALUE:	0
NET TAXABLE:	191,180

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	FR2	R		108,000	0.380				0	41,040	
							Total Acres:	**0.380**				**Total Land Value:**	**41,040**	

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

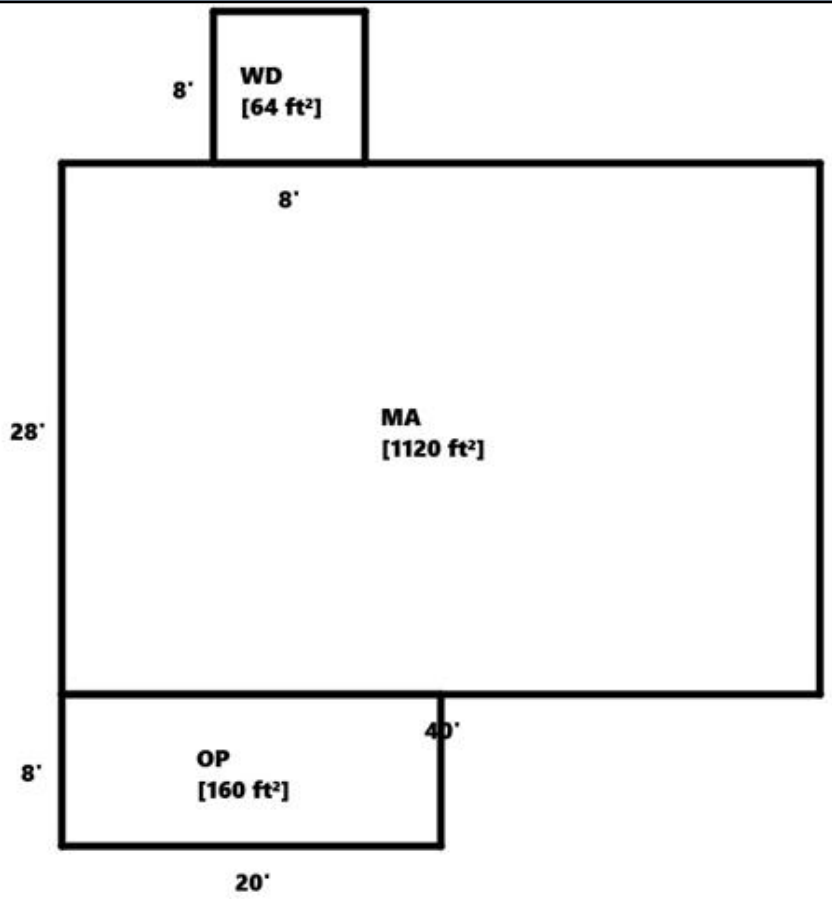
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	
ROOF COVER:	
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:	1,120

BUILDING COMPUTATION

REPLACEMENT COST NEW	234,680
PHYSICAL DEPRECIATION	36%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	150,140

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1120	1.0	E				C	1979	1990	A	64%			125040
LLU	1120	1.0									64%			19000
OP	160	1.0									64%			5100
WD	64	1.0									64%			1000