GREENE, MAKINLEY SHEA
161 PAULINE AVE
FRANKLIN, NC 28734
ACCOUNT NUMBER: 154132

Macon County, North Carolina

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

Parcel: 6594158672
Tax Year: 2027
Reval Year: 2023
Appraised By: 21 on 12/15/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	161 PAULINE AVE
Neighborhood:	12045 - BONNY CREST/ULCO
Road Type:	S - STATE PAVED
Township:	12 - FRANKLIN CITY
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

TR A
0.7600 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BR	6/2/2022	BR-22-001029	140000

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
12/28/2022	287000	N	H-42/1345

Plat Book:	5	**Plat Card:**	12358

NOTES

LISTED FOR 359,000 1/26

VALUE SUMMARY

LAND:	42,410
BUILDING:	245,840
OBXF:	0
TOTAL APPRAISED:	288,250
DEFERRED VALUE:	0
NET TAXABLE:	288,250

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	L		55,803	0.760	T-25			0	42,410	
							Total Acres:	**0.760**			**Total Land Value:**		**42,410**	

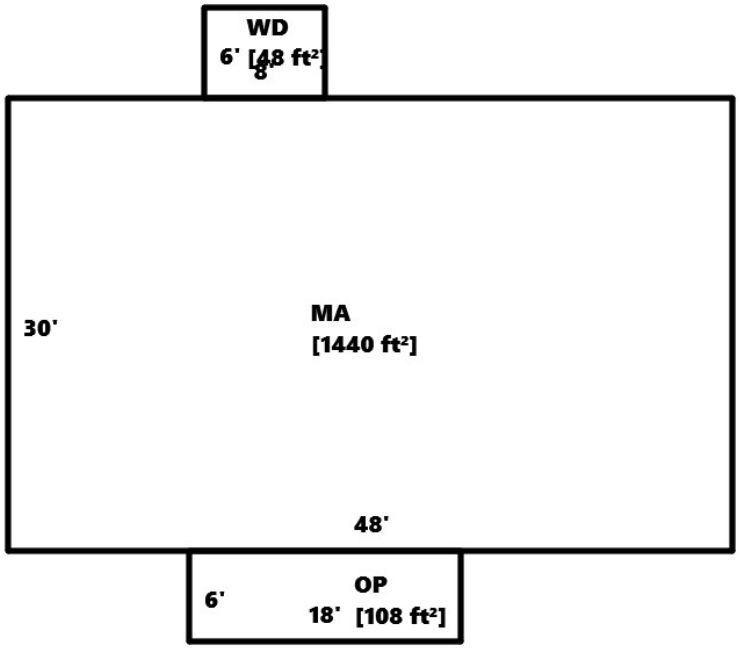
OUTBUILDING DATA

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:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	
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
REMARKS:	
HEATED SQUARE FEET:	1,440

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	245,850
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	245,840

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1440	1.0	P		100%		C	2022	2022	A	100%			239740
OP	108	1.0									100%			5000
WD	48	1.0									100%			1100