AMERICA'S HOMEPLACE INC
2144 HILTON DR
GAINESVILLE, GA 30501-6172
ACCOUNT NUMBER: 87974

Macon County, North Carolina

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

Parcel: 6594697346
Tax Year: 2027
Reval Year: 2023
Appraised By: 02 on 12/08/2025
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	381 SCENIC RIDGE CIR
Neighborhood:	12046 - SCENIC RIDGE
Road Type:	R - PVD PRIVATE
Township:	12 - FRANKLIN CITY
Utilities:	A-1
View:	LR - LONG RANGE

PROPERTY DESCRIPTION

LOT 43 SCENIC RIDGE SUBDV
0.3300 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BR	3/20/2025	BR-25-000541	593313

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
2/9/2024	500000	N	Z-42/1

Plat Book:	5	**Plat Card:**	12372

NOTES

VALUE SUMMARY

LAND:	80,000
BUILDING:	466,260
OBXF:	0
TOTAL APPRAISED:	546,260
DEFERRED VALUE:	0
NET TAXABLE:	546,260

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	FR2	R		80,000	1.000				0	80,000	
							Total Acres:	**1.000**				**Total Land Value:**	**80,000**	

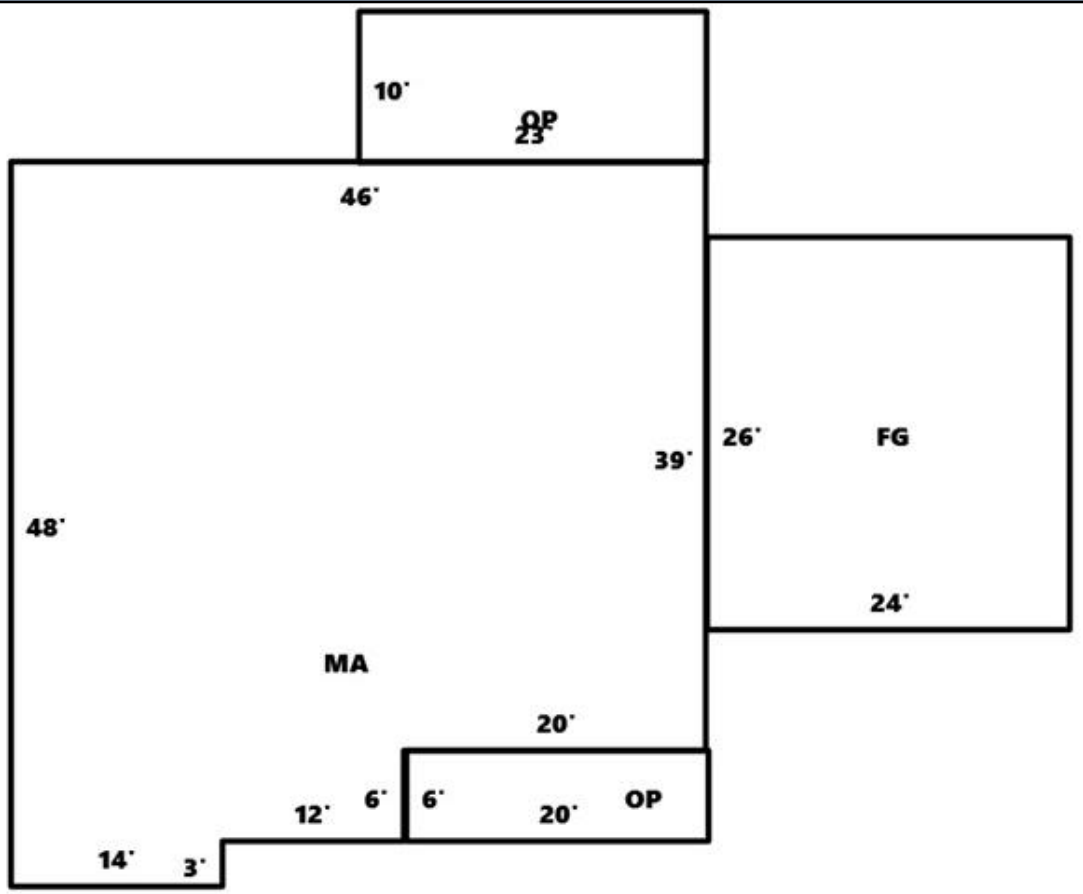
OUTBUILDING DATA

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:	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:	1,992

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	466,260
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	466,260

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1992	1.0	P		100%		C+10	2025	2025	A	100%			383160
FG	624	1.0									100%			64900
OP	230	1.0									100%			12000
OP	120	1.0									100%			6200