PORTER CREEK PROPERTIES LLC
213 FRANKLIN PLAZA DR
FRANKLIN, NC 28734-3207
ACCOUNT NUMBER: 117463

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, CLARKS CHAPEL FIRE DIST TAX

Parcel: 6594912119
Tax Year: 2026
Reval Year: 2023
Appraised By: 25 on 01/12/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	COTTAGE VIEW DR
Neighborhood:	01065 - PORTER CREEK
Road Type:	R - PVD PRIVATE
Township:	01 - FRANKLIN
Utilities:	PW-1
View:	

PROPERTY DESCRIPTION

LOT 7 REV PHASE 3 PORTER CREEK
0.8000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
8/4/2020	0	N	5/10946
6/30/2009	2000000	N	D-33/635

Plat Book:	5	**Plat Card:**	10946

NOTES

REDUCED TO 51,350 1/25
LISTED FOR 63,200 1/23

VALUE SUMMARY

LAND:	56,160
BUILDING:	0
OBXF:	0
TOTAL APPRAISED:	56,160
DEFERRED VALUE:	0
NET TAXABLE:	56,160

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		70,200	0.800				0	56,160	
							Total Acres:	**0.800**				**Total Land Value:**	**56,160**	

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:	
USE CODE:	
STYLE:	
FOUNDATION:	
EXTERIOR WALL 1:	
EXTERIOR WALL 2:	
ROOF STRUCTURE:	
ROOF COVER:	
BEDROOMS:	
FULL BATHS:	
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:	
REMARKS:	
HEATED SQUARE FEET:	

BUILDING SKETCH

BUILDING COMPUTATION	
REPLACEMENT COST NEW	
PHYSICAL DEPRECIATION	
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE