ROMULUS & REMUS, LLC
869 BIG BUCK RD
HIGHLANDS, NC 28741-0755
ACCOUNT NUMBER: 151280

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, LANDFILL FEE
RESIDENTIAL (2), FRANKLIN TAX

Parcel: 6594977557
Tax Year: 2026
Reval Year: 2023
Appraised By: 21 on 06/20/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	1665 HIGHLANDS RD
Neighborhood:	12105 - HIGHLANDS RD
Road Type:	P - PVD PRIMARY
Township:	12 - FRANKLIN CITY
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

HLDS RD
3.6300 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/23/2025	555000	Y	R-43/964
4/14/2021	150000	N	U-40/2098
2/17/2015	0	N	P-36/2485
12/12/2000	0	N	I-24/1691

Plat Book: **Plat Card:**

NOTES

VALUE SUMMARY

LAND:	448,350
BUILDING:	1,060
OBXF:	0
TOTAL APPRAISED:	449,410
DEFERRED VALUE:	0
NET TAXABLE:	449,410

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	0501	COMM SECONDARY	FC2	L		187,500	2.000				0	375,000	
2	A	0502	COMM REAR	FC2			45,000	1.630	T-60			0	73,350	
							Total Acres:	**3.630**			**Total Land Value:**		**448,350**	

OUTBUILDING DATA

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

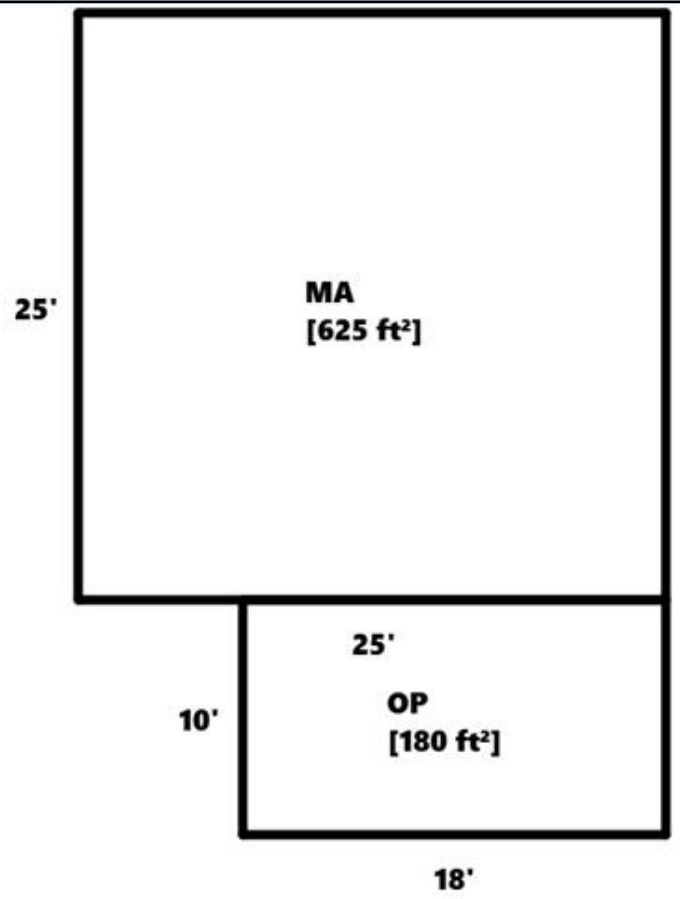
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	0.99000
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1.0/S FR DWLG & B
REMARKS:	
HEATED SQUARE FEET:	625

BUILDING COMPUTATION

REPLACEMENT COST NEW	163,920
PHYSICAL DEPRECIATION	79%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	99%
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	340

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	625	1.0	E				D+10	1960	1970	F	21%			240
LLR	625	1.0									21%			100
OP	180	1.0									21%			0

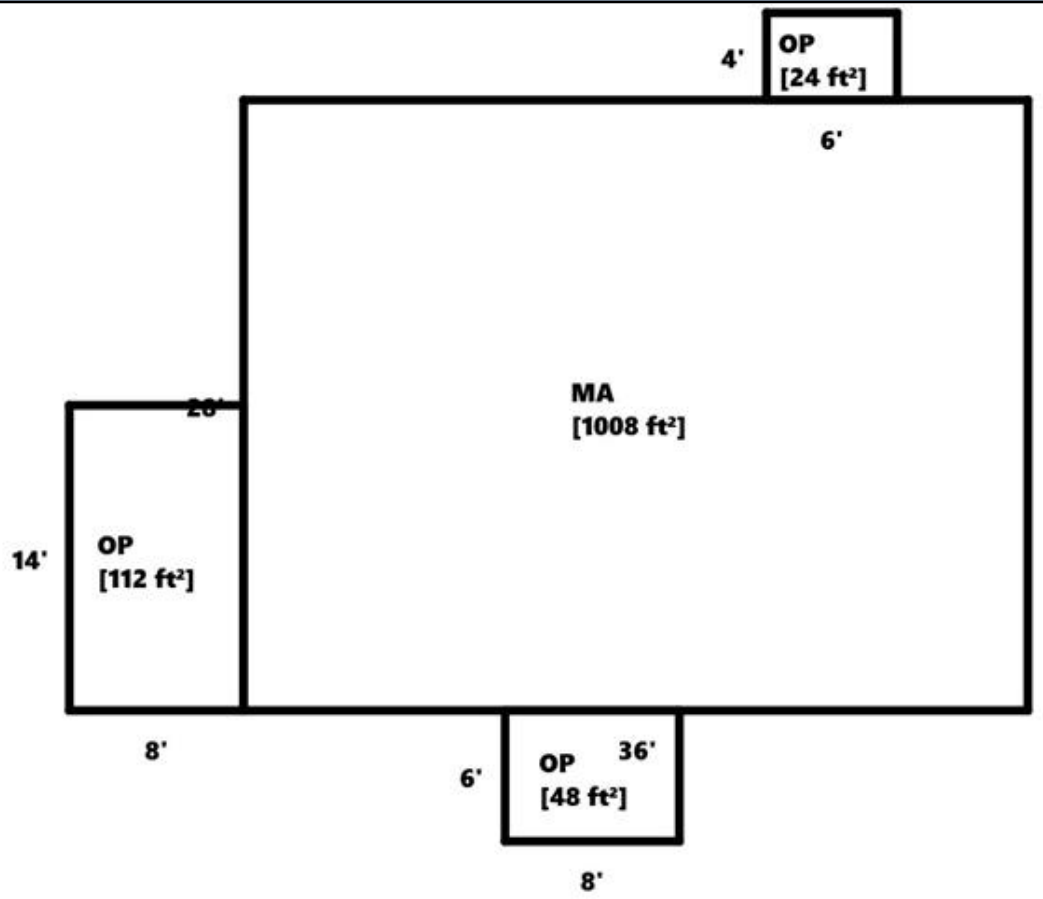
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	O - OTHER
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	0.99000
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1.5/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	1,462

BUILDING COMPUTATION

REPLACEMENT COST NEW	268,710
PHYSICAL DEPRECIATION	72%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	99%
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	720

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1008	1.0	F				C	1950	1965	A	28%			520
FUS	454	1.0									28%			200
OP	112	1.0									28%			0
OP	48	1.0									28%			0
OP	24	1.0									28%			0