

THE SANCTUARY COMMUNITIES OF NORTH CAROLINA, INC  
 1580 SAWGRASS CORPORATE PKWY STE 402  
 SUNRISE, FL 33323-2869  
 ACCOUNT NUMBER: 156523

# Macon County, North Carolina

Parcel: 6595024468  
 Tax Year: 2027  
 Reval Year: 2023  
 Appraised By: 25 on 09/11/2023  
 Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	49 VILLAGE CIR E	LOT 13 SANCTUARY VILLAGE 0.0400 AC				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	12023 - THE SANCTUARY					11/30/2023	0	N	W-42/1067
<b>Road Type:</b>	R - PVD PRIVATE	<b>PERMIT INFORMATION</b>				7/1/2021	0	N	A-41/2387
<b>Township:</b>	12 - FRANKLIN CITY	<b>Code</b>	<b>Date</b>	<b>Permit #</b>	<b>Amount</b>				
<b>Utilities:</b>		BR	8/16/2021	BR-21-001413	308000				
<b>View:</b>						<b>Plat Book:</b>	5	<b>Plat Card:</b>	11580

NOTES	VALUE SUMMARY												
LISTED FOR 549,000 2/26	<table style="width: 100%; border-collapse: collapse;"> <tr><td>LAND:</td><td style="text-align: right;">50,000</td></tr> <tr><td>BUILDING:</td><td style="text-align: right;">481,590</td></tr> <tr><td>OBXF:</td><td style="text-align: right;">0</td></tr> <tr><td>TOTAL APPRAISED:</td><td style="text-align: right;">531,590</td></tr> <tr><td>DEFERRED VALUE:</td><td style="text-align: right;">0</td></tr> <tr><td>NET TAXABLE:</td><td style="text-align: right;">531,590</td></tr> </table>	LAND:	50,000	BUILDING:	481,590	OBXF:	0	TOTAL APPRAISED:	531,590	DEFERRED VALUE:	0	NET TAXABLE:	531,590
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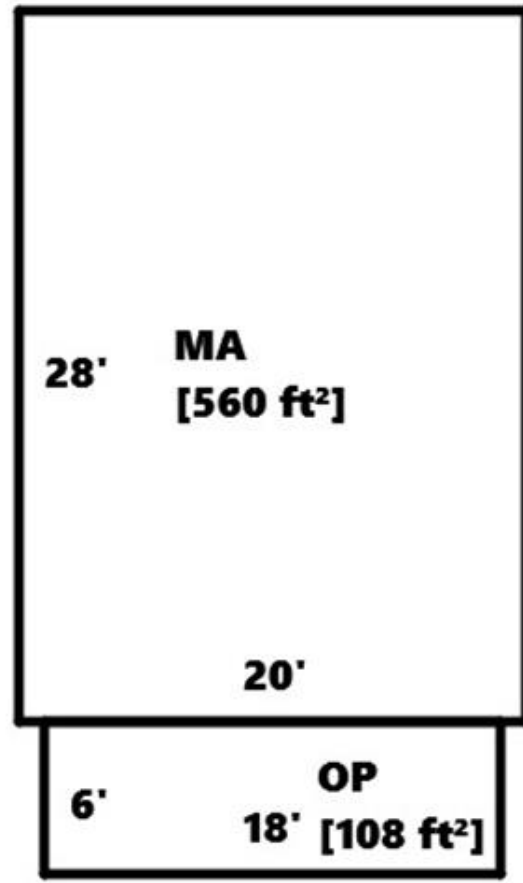
LAND DATA - MARKET VALUE														
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	L	0110	RESIDENTIAL	R		50,000	1.000				0	50,000		
<b>Total Acres:</b>							<b>1.000</b>	<b>Total Land Value:</b>					<b>50,000</b>	

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: C - CONC LAP SIDING  
 EXTERIOR WALL 2:  
 ROOF STRUCTURE: G - GABLE  
 ROOF COVER: A - ASPH SHINGLE  
 BEDROOMS: 3  
 FULL BATHS: 3  
 HALF BATHS: 1  
 ADDITIONAL FIXTURES:  
 FIREPLACE TYPE/CNT/OPN/CH: FP/1/1/1  
 ELEVATOR TYPE/COUNT/STOPS:  
 PHYS OVERRIDE:  
 ECONOMIC DEPRECIATION:  
 FUNCTIONAL DEPRECIATION:  
 SPECIAL CONDITION CODE:  
 SPECIAL CONDITION VALUE:  
 DESCRIPTION:  
 REMARKS:  
 HEATED SQUARE FEET: 1,120

**BUILDING SKETCH**



**BUILDING COMPUTATION**

REPLACEMENT COST NEW 481,590  
 PHYSICAL DEPRECIATION 0%  
 FUNCTIONAL DEPRECIATION  
 ECONOMIC DEPRECIATION  
 % COMPLETE  
 REPLACEMENT COST NEW LESS DEPRECIATION 481,590

**BUILDING SECTION DETAIL**

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	560	2.0	P		100%		C+10	2022	2022	A	100%			226290
FUS	560	1.0									100%			179200
LLF	330	1.0									100%			64800
OP	108	1.0									100%			11300

