

GRISSIM PROPERTIES, LLC 250 BUTTERCUP RDG FRANKLIN, NC 28734-4568 ACCOUNT NUMBER: 158007	Macon County, North Carolina Tax Districts GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, FRANKLIN TAX	Parcel: 6595029906 Tax Year: 2027 Reval Year: 2023 Appraised By: 02 on 05/04/2026 Information Source:E - ESTIMATE
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Parcel Information		Property Description				Sales Information			
Address:	197 MOUNTIAN LAUREL RDG UNIT 1	ON IOTLA ST				Date	Sales Price	Valid	Book / Page
Neighborhood:	12034 - RIVERVIEW	7.0700 AC				7/11/2024	359500	Y	F-43/1118
Road Type:	S - STATE PAVED	PERMIT INFORMATION				7/31/2006	0	N	N-30/1645
Township:	12 - FRANKLIN CITY	Code	Date	Permit #	Amount				
Utilities:	A-1	BR	9/16/2025	BR-25-001998	375000				
View:		BR	9/16/2025	BR-25-001997	375000	Plat Book:	5	Plat Card:	13171

NOTES	VALUE SUMMARY
	LAND: 360,570
	BUILDING: 898,530
	OBXF: 0
	TOTAL APPRAISED: 1,259,100
	DEFERRED VALUE: 0
	NET TAXABLE: 1,259,100

LAND DATA - MARKET VALUE	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

[illegible]

Total Acres:	7.070	Total Land Value:	360,570
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Total Acres:	7.070	Total Land Value:	360,570
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OUTBUILDING DATA									
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[illegible]

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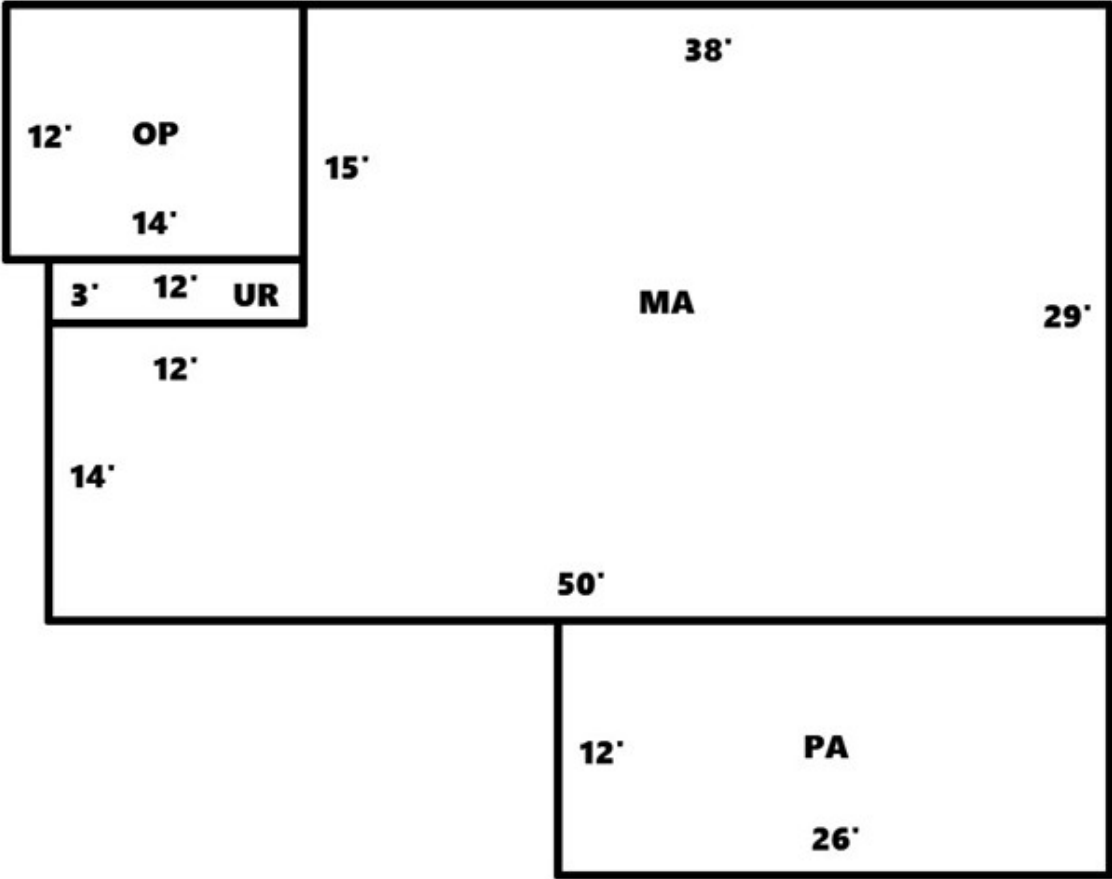
BUILDING SKETCH

6' 32' PA 16' 8' 12' 4' 4' 20' OP 20' MA 29' 33' 48' 12' OP 20' UR 12' 5'

BUILDING COMPUTATION	
REPLACEMENT COST NEW	288,720
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	231,040

[illegible]

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BUILDING DESCRIPTION		BUILDING SKETCH													
VALUATION METHOD:	R - RESIDENTIAL														
USE CODE:	T - TOWNHOUSE														
STYLE:	T - TOWNHOUSE														
FOUNDATION:	S - SLAB														
EXTERIOR WALL 1:	C - CONC LAP SIDING														
EXTERIOR WALL 2:															
ROOF STRUCTURE:	S - SHED														
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:															
FUNCTIONAL DEPRECIATION:															
SPECIAL CONDITION CODE:	UNDER CONSTRUCTION														
SPECIAL CONDITION VALUE:	0.80000														
DESCRIPTION:	1/S FR TOWNHOUSE														
REMARKS:	UPPER LEFT														
HEATED SQUARE FEET:	1,270														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	265,020														
PHYSICAL DEPRECIATION	0%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	212,080														

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	1270	1.0	P				B	2025	2025	A	100%			200980	
OP	168	1.0									100%			7100	
PA	312	1.0									100%			2200	
UR	36	1.0									100%			1800	