

EGAN, TIMOTHY P.
42 GRANITY LN
FRANKLIN, NC 28734-2055
ACCOUNT NUMBER: 158389

Macon County, North Carolina

Parcel: 6596026003

Tax Year: 2027

Reval Year: 2023

Appraised By: 12 on 01/03/2025

Information Source:E - ESTIMATE

Tax Districts

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	42 GRANITY LN	LOT 4 GRANITY LN 1.1300 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	01067 - RIVERBEND RD					8/22/2024	59000	Y	H-43/988
Road Type:	R - PVD PRIVATE	PERMIT INFORMATION							
Township:	01 - FRANKLIN	Code	Date	Permit #	Amount				
Utilities:	S-1, CW-1	BR	5/10/2023	BR-23-000864	0				
View:						Plat Book:	5	Plat Card:	13090

NOTES

LISTED FOR 158,000 3/25
Listed for \$149,000 7/26

VALUE SUMMARY

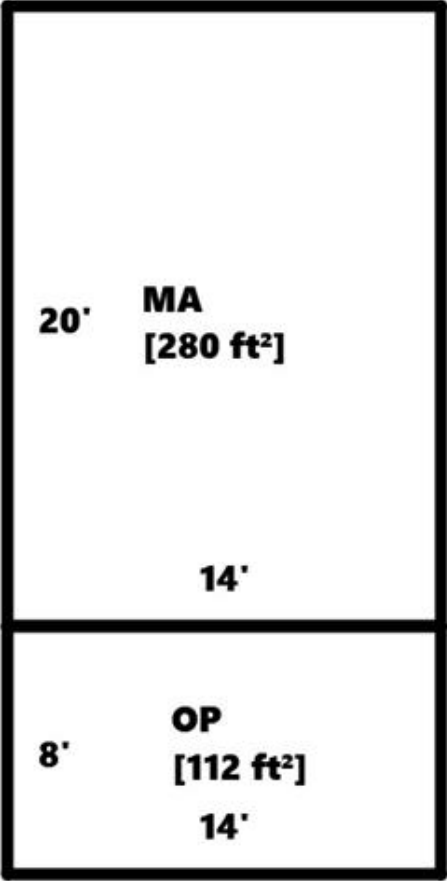
LAND:	33,600
BUILDING:	90,500
OBXF:	0
TOTAL APPRAISED:	124,100
DEFERRED VALUE:	0
NET TAXABLE:	124,100

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		29,735	1.130				4,000	33,600	
Total Acres:								1.130	Total Land Value:			33,600		

OUTBUILDING DATA

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH	
VALUATION METHOD:	R - RESIDENTIAL		
USE CODE:	TH - TINY HOME		
STYLE:	TH - TINY HOME		
FOUNDATION:	P - PIER		
EXTERIOR WALL 1:	F - FRAME		
EXTERIOR WALL 2:			
ROOF STRUCTURE:	G - GABLE		
ROOF COVER:	M - METAL		
BEDROOMS:	1		
FULL BATHS:	1		
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:	Tiny House		
REMARKS:			
HEATED SQUARE FEET:	280		
BUILDING COMPUTATION			
REPLACEMENT COST NEW	90,480		
PHYSICAL DEPRECIATION	0%		
FUNCTIONAL DEPRECIATION			
ECONOMIC DEPRECIATION			
% COMPLETE			
REPLACEMENT COST NEW LESS DEPRECIATION	90,500		

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	280	1.0	M		100%		C	2024	2024	A	100%			81000	
OP	112	1.0									100%			9500	