

COCHRAN, STORME N.
 COCHRAN, RONALD T.
 440 LAKESHORE DR
 FRANKLIN, NC 28734
 ACCOUNT NUMBER: 138974

Macon County, North Carolina

Parcel: 6596306582
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 21 on 01/19/2023
 Information Source: E - ESTIMATE

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

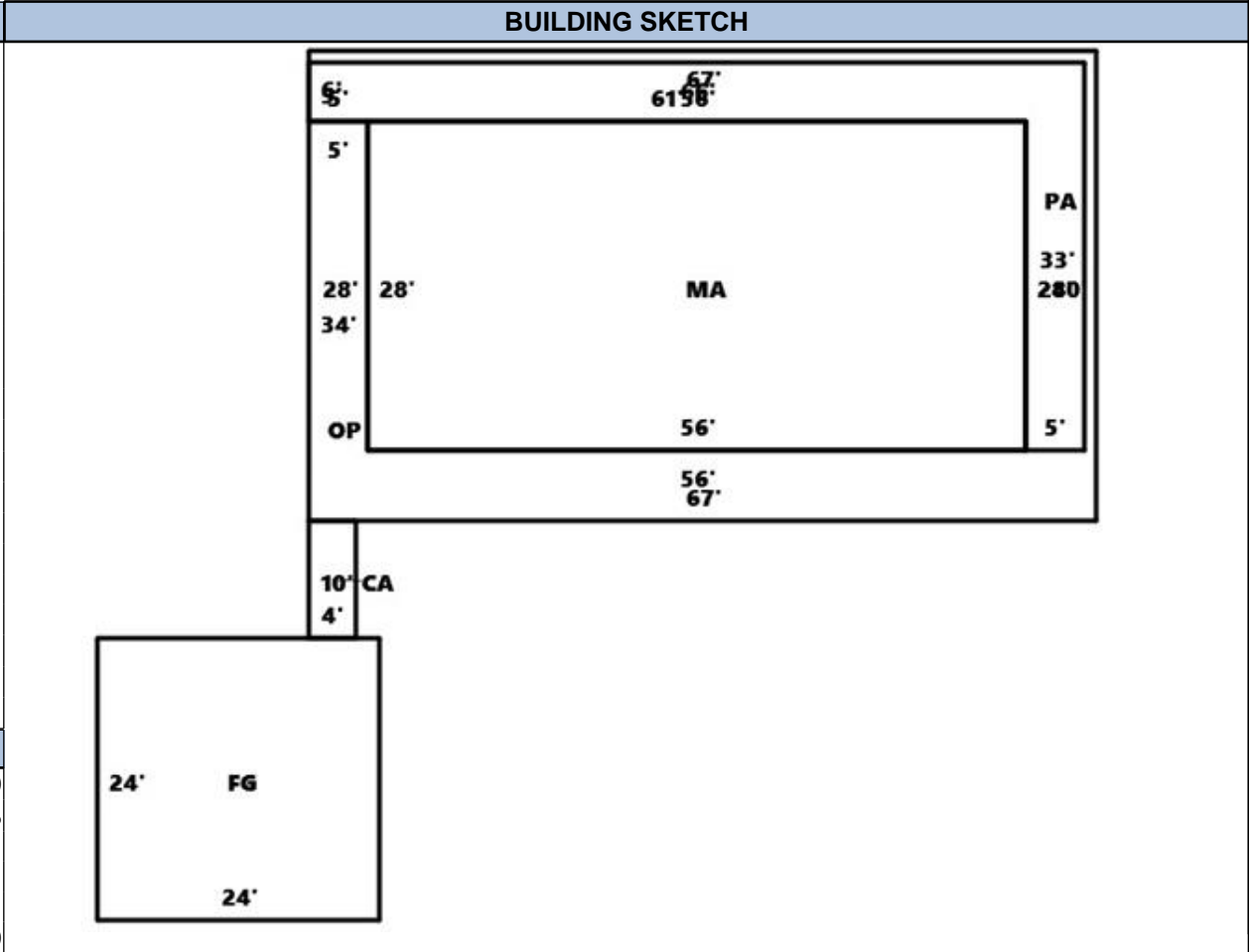
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	440 LAKESHORE DR	LT 14,15,30,31,33,34 BL B RIVERBEND EST				Date	Sales Price	Valid	Book / Page
Neighborhood:	01110 - RIVERBEND EST	4.5800 AC				1/30/2017	0	N	T-37/1912
		PERMIT INFORMATION							
Road Type:	S - STATE PAVED	Code	Date	Permit #	Amount				
Township:	01 - FRANKLIN								
Utilities:	S-1, CW-1								
View:						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
listed for 599,000 1/26 REDUCED TO 574,900 4/26 REDUCED TO 572,000 5/26	LAND: 85,070 BUILDING: 235,930 OBXF: 14,200 TOTAL APPRAISED: 335,200 DEFERRED VALUE: 0 NET TAXABLE: 335,200

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	18,574	4.580				4,000	85,070	
							Total Acres:	4.580				Total Land Value:	85,070

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
26	GARAGE, UNFINISHED	C		24	24	576			1990	1990	A					14200	UNFIN GARAGE

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:	A - ASPH SHINGLE
BEDROOMS:	4
FULL BATHS:	3
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/2/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR DWLG & B
REMARKS:	
HEATED SQUARE FEET:	1,568



BUILDING COMPUTATION	
REPLACEMENT COST NEW	481,450
PHYSICAL DEPRECIATION	51%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	235,930

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1568	1.0	F		100%		C	1971	1981	A	49%			129430
CA	40	1.0									49%			300
FG	576	1.0									49%			25600
LLS	1568	1.0									49%			54200
OP	1112	1.0									49%			24700
PA	470	1.0									49%			1700