

GARCIA, ELIZABETH N.
 235 N SHORE DR
 FRANKLIN, NC 28734
 ACCOUNT NUMBER: 147494

Macon County, North Carolina

Parcel: 6596428777
 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)

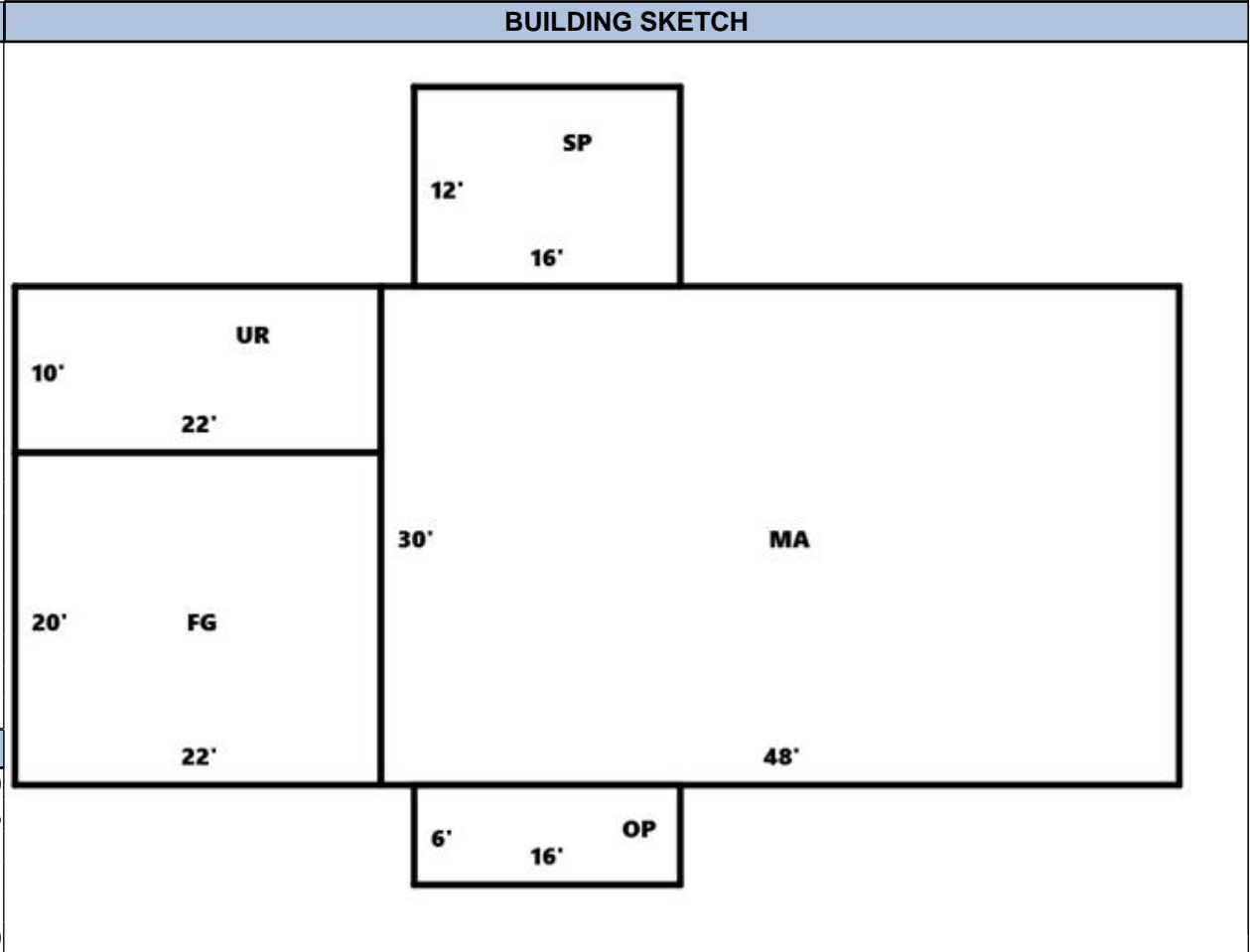
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	235 NORTH SHORE DR	LOT 13 RESUB OF LOT 5 BL C RIVERBEND EST 1.4900 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	01110 - RIVERBEND EST					8/26/2020	235000	Y	D-40/1140
		PERMIT INFORMATION							
Road Type:	S - STATE PAVED	Code	Date	Permit #	Amount				
Township:	01 - FRANKLIN								
Utilities:	S-1								
View:	LF - LAKEFRONT					Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY												
LISTED FOR 425,000 2/26	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">LAND:</td> <td style="text-align: right;">44,230</td> </tr> <tr> <td>BUILDING:</td> <td style="text-align: right;">239,240</td> </tr> <tr> <td>OBXF:</td> <td style="text-align: right;">31,000</td> </tr> <tr> <td>TOTAL APPRAISED:</td> <td style="text-align: right;">314,470</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;">314,470</td> </tr> </table>	LAND:	44,230	BUILDING:	239,240	OBXF:	31,000	TOTAL APPRAISED:	314,470	DEFERRED VALUE:	0	NET TAXABLE:	314,470
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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	29,685	1.490				4,000	44,230	
							Total Acres:	1.490		Total Land Value:		44,230	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
56	SHOP, FRAME	C		28	26	720			1999	1999	A					31000	

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	1
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	1,440



BUILDING COMPUTATION	
REPLACEMENT COST NEW	310,700
PHYSICAL DEPRECIATION	23%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	239,240

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1440	1.0	P		100%		C	1999	1999	A	77%			186140
FG	440	1.0									77%			31400
OP	96	1.0									77%			3400
SP	192	1.0									77%			9100
UR	220	1.0									77%			9200