

RIBEIRO, DAWN
 RIBEIRO, DINO
 1020 CAT CREEK RD
 FRANKLIN, NC 28734-7180
 ACCOUNT NUMBER: 157290

Macon County, North Carolina

Parcel: 7505234296
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 25 on 03/08/2022
 Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	1020 CAT CREEK RD	LOT 9 & 10A HEATHWOOD EST 0.6600 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	02021 - HEATHWOOD ESTATES					4/10/2024	440000	Y	B-43/588
		PERMIT INFORMATION				10/3/2019	272500	Y	L-39/2238
Road Type:	S - STATE PAVED	Code	Date	Permit #	Amount	4/24/1998	0	N	N-22/2211
Township:	02 - MILLSHOAL					8/12/1996	18000	N	N-21/792
Utilities:	S-1					Plat Book:		Plat Card:	
View:									

NOTES	VALUE SUMMARY
LISTED FOR 490,000 2/26	LAND: 25,230 BUILDING: 328,300 OBXF: 32,500 TOTAL APPRAISED: 386,030 DEFERRED VALUE: 0 NET TAXABLE: 386,030

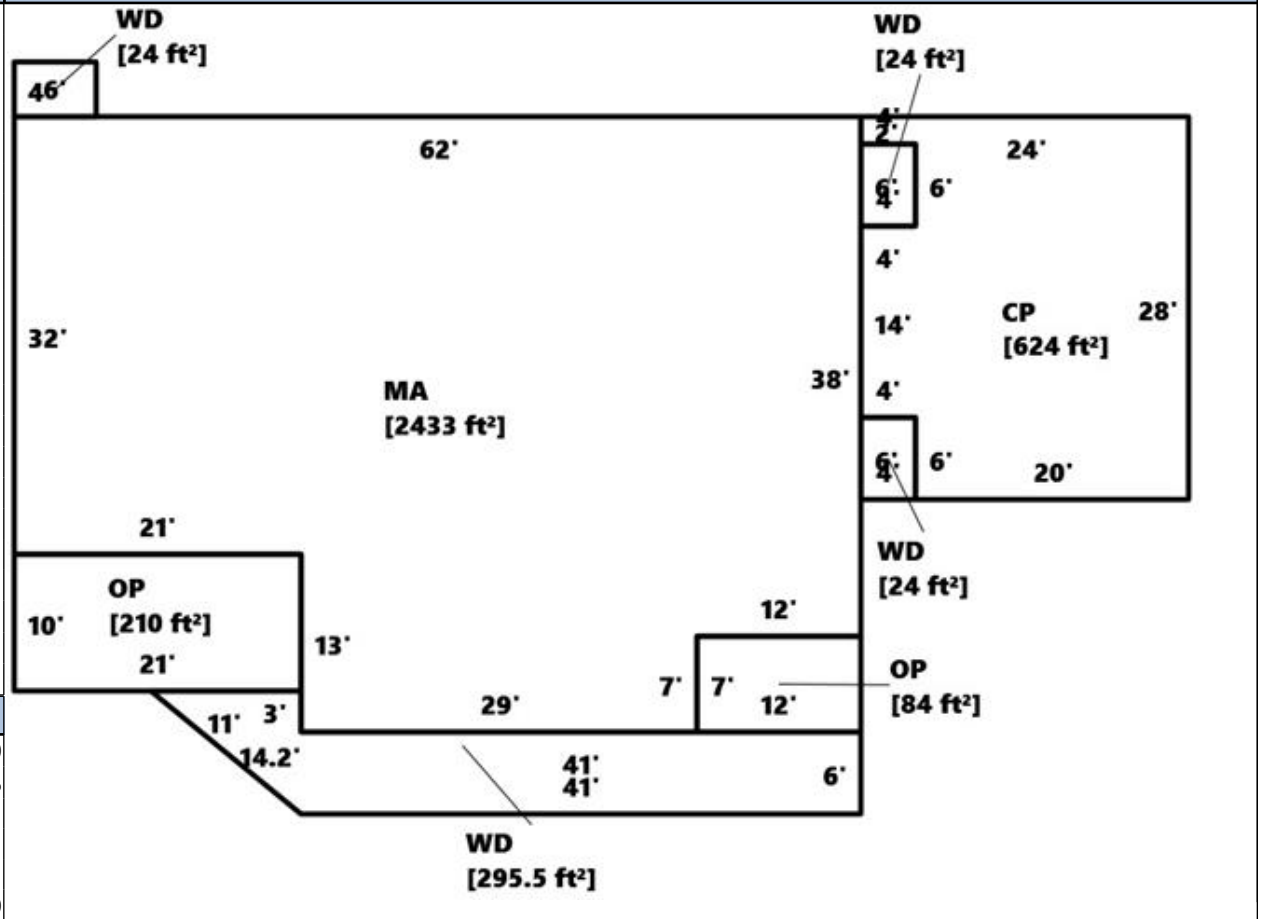
LAND DATA - MARKET VALUE													
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0110	RESIDENTIAL		R	38,227	0.660	T-20			4,000	25,230	
Total Acres:							0.660	Total Land Value:				25,230	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
25	GARAGE, FINISHED	C				528			2001	2001	A					32500	FINISHED 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: 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: 2,433

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	410,330
PHYSICAL DEPRECIATION	20%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	328,300

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	2433	1.0	P		100%		C	2001	2001	A	80%			291800
CP	624	1.0									80%			20600
OP	84	1.0									80%			2800
OP	210	1.0									80%			7000
WD	24	1.0									80%			400
WD	24	1.0									80%			400
WD	24	1.0									80%			400
WD	296	1.0									80%			4900