WOLFGANG PROPERTIES LLC
FROG FART, LLC
45 GASTON MOUNTAIN RD
ASHEVILLE, NC 28806-9100
ACCOUNT NUMBER: 161653

Macon County, North Carolina

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

Parcel: 7506087769
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 02/06/2026
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	102 GARNET TRACE DR
Neighborhood:	02019 - GARNET TRACE
Road Type:	T - PRIVATE DIRT
Township:	02 - MILLSHOAL
Utilities:	S-1, W-1
View:	

PROPERTY DESCRIPTION

LOT 7 GARNET TRACE
0.4700 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
12/15/2025	105000	N	C-44/2167
10/20/2016	0	N	P-37/560
3/24/2016	0	N	F-37/1685
12/30/1994	0	N	S-20/1071

Plat Book: **Plat Card:**

NOTES

LISTED FOR 195,000 3/26

VALUE SUMMARY

LAND:	17,530
BUILDING:	204,300
OBXF:	0
TOTAL APPRAISED:	221,830
DEFERRED VALUE:	0
NET TAXABLE:	221,830

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		37,298	0.470				10,000	17,530	

Total Acres: 0.470 **Total Land Value:** 17,530

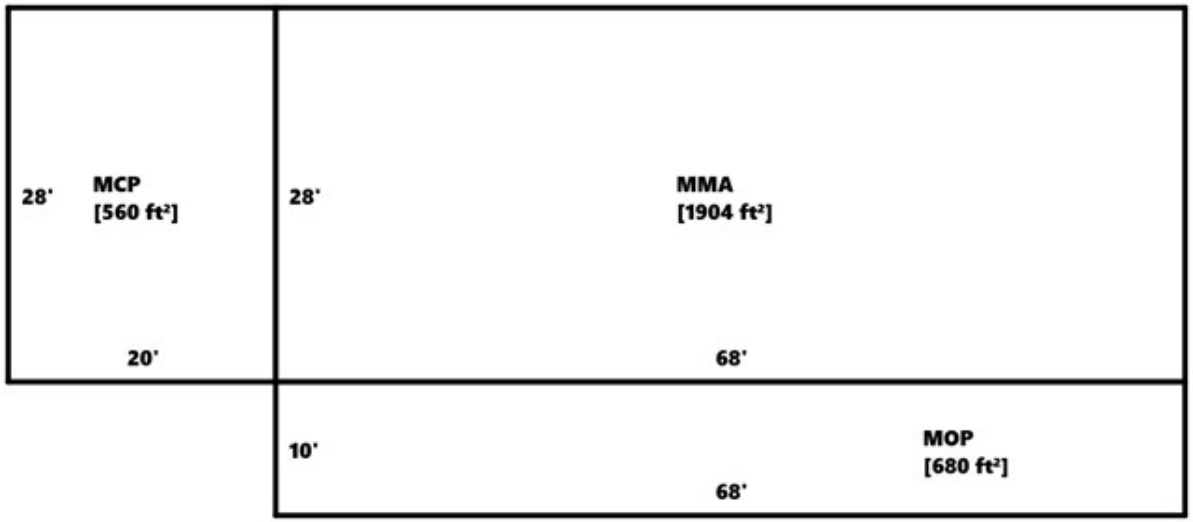
OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	M - MANUFACTURED HOME
STYLE:	DW - DOUBLE WIDE
FOUNDATION:	P - PIER
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	
ROOF COVER:	
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	DWMH
REMARKS:	
HEATED SQUARE FEET:	1,904

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	261,970
PHYSICAL DEPRECIATION	22%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	204,300

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MCP	560	1.0									78%			15100
MMA	1904	1.0	E				C	1995	2010	A	78%			170900
MOP	680	1.0									78%			18300