

HAWKINS, HAROLD A  
HAWKINS, LOTTIE SUE  
685 PEEKS CREEK RD  
FRANKLIN, NC 28734-3648  
ACCOUNT NUMBER: 94834

## Macon County, North Carolina

Parcel: 7512778697  
Tax Year: 2027  
Reval Year: 2023  
Appraised By: 02 on 05/14/2026  
Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	685 PEEKS CREEK RD	ON ROAD 1678				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	04015 - PEEKS CREEK	1.5100 AC				1/28/2021	220000	Y	P-40/562
		PERMIT INFORMATION							
<b>Road Type:</b>	S - STATE PAVED	Code	Date	Permit #	Amount				
<b>Township:</b>	04 - SUGARFORK								
<b>Utilities:</b>	S-1, W-1								
<b>View:</b>						<b>Plat Book:</b>		<b>Plat Card:</b>	

NOTES	VALUE SUMMARY
LISTED FOR 375,000 3/26	<b>LAND:</b> 37,180 <b>BUILDING:</b> 257,920 <b>OBXF:</b> 5,200 <b>TOTAL APPRAISED:</b> 300,300 <b>DEFERRED VALUE:</b> 0 <b>NET TAXABLE:</b> 300,300

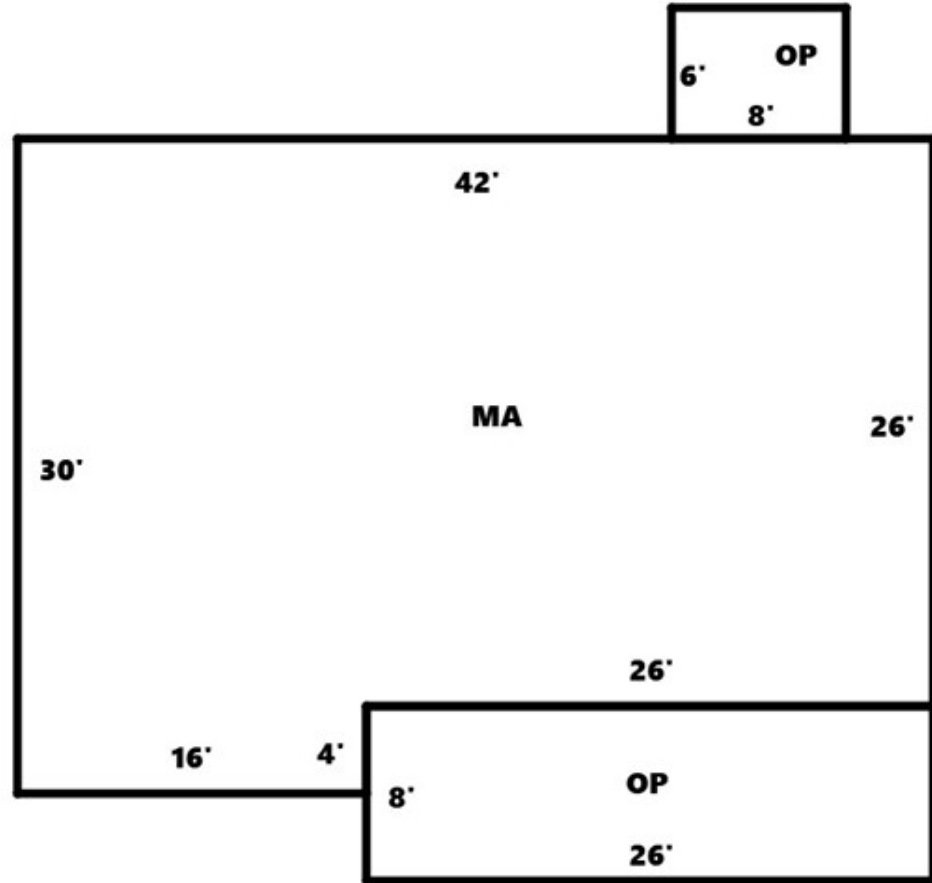
LAND DATA - MARKET VALUE													
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0110	RESIDENTIAL		R	24,623	1.510				10,000	37,180	
							<b>Total Acres:</b>	<b>1.510</b>				<b>Total Land Value:</b>	<b>37,180</b>

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
29	GARAGE, METAL	C	1.000	30	20	600		1.0000	2000	2000	A					5000	
75	CARPORT, METAL	D	1.000	20	12	240		1.0000	2010	2010	A					200	

**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: M - METAL  
 BEDROOMS: 2  
 FULL BATHS: 2  
 HALF BATHS:  
 ADDITIONAL FIXTURES:  
 FIREPLACE TYPE/CNT/OPN/CH: FP/1/1/0  
 ELEVATOR TYPE/COUNT/STOPS:  
 PHYS OVERRIDE:  
 ECONOMIC DEPRECIATION:  
 FUNCTIONAL DEPRECIATION:  
 SPECIAL CONDITION CODE:  
 SPECIAL CONDITION VALUE:  
 DESCRIPTION: 1.5/S FR DWLG  
 REMARKS:  
 HEATED SQUARE FEET: 1,734

**BUILDING SKETCH**



**BUILDING COMPUTATION**

REPLACEMENT COST NEW	307,070
PHYSICAL DEPRECIATION	16%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	257,920

**BUILDING SECTION DETAIL**

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1156	1.5	P		100%		C	2005	2005	A	84%			173920
FUS	578	1.0									84%			73400
OP	48	1.0									84%			2000
OP	208	1.0									84%			8600