

PETERS, SAVANNAH JADE
243 HIDDEN TRL
FRANKLIN, NC 28734-3905
ACCOUNT NUMBER: 158873

Macon County, North Carolina

Parcel: 7524405182

Tax Year: 2027

Reval Year: 2023

Appraised By: 101 on 10/23/2023

Information Source:E - ESTIMATE

Tax Districts

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address: 243 HIDDEN TRL Neighborhood: 04010 - LEDFORD BRANCH Road Type: T - PRIVATE DIRT Township: 04 - SUGARFORK Utilities: S-1, W-1 View:		OFF ROAD 1531 1.5000 AC				Date	Sales Price	Valid	Book / Page
						11/8/2024	200000	Y	K-43/1720
		PERMIT INFORMATION				11/30/2021	125000	Y	L-41/979
		Code	Date	Permit #	Amount	10/25/2013	69000	Y	X-35/1900
						Plat Book:		Plat Card:	

NOTES

Listed for \$215,000 7/26

VALUE SUMMARY

LAND:	38,690
BUILDING:	156,360
OBXF:	0
TOTAL APPRAISED:	195,050
DEFERRED VALUE:	0
NET TAXABLE:	195,050

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		25,793	1.500				10,000	38,690	
Total Acres:								1.500	Total Land Value:				38,690	

OUTBUILDING DATA

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH													
VALUATION METHOD:	R - RESIDENTIAL														
USE CODE:	D - DWELLING														
STYLE:	TS - TWO STORY														
FOUNDATION:	C - CONTINUOUS WALL														
EXTERIOR WALL 1:	F - FRAME														
EXTERIOR WALL 2:															
ROOF STRUCTURE:	GB - GAMBREL														
ROOF COVER:	M - METAL														
BEDROOMS:	3														
FULL BATHS:	1														
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:	2.5/S FR DWLG														
REMARKS:															
HEATED SQUARE FEET:	1,000														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	214,200														
PHYSICAL DEPRECIATION	27%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	156,360														

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	400	2.5	E				D	1976	1996	A	73%			58860	
EP	160	1.0									73%			15900	
FUS	600	1.0									73%			78500	
WD	96	1.0									73%			2100	
WD	48	1.0									73%			1000	