PAQUETTE, GARY R
PAQUETTE, TERESA S
113 CARDINAL DR
FRANKLIN, NC 28734-9806
ACCOUNT NUMBER: 72284

Macon County, North Carolina

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

Parcel: 7525222595
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 10/27/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	113 CARDINAL DR
Neighborhood:	03030 - TRI-O-HILLS
Road Type:	T - PRIVATE DIRT
Township:	03 - ELLIJAY
Utilities:	W-1, S-1
View:	

PROPERTY DESCRIPTION

LOT 42 TRI-O-HILLS
1.5900 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
9/11/2015	0	N	Y-36/453
6/23/1987	170500	N	I-17/411

Plat Book: **Plat Card:**

NOTES

LISTED FOR 515,000 3/26

VALUE SUMMARY

LAND:	38,250
BUILDING:	342,400
OBXF:	0
TOTAL APPRAISED:	380,650
DEFERRED VALUE:	0
NET TAXABLE:	380,650

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		27,770	1.000				10,000	27,770	
2	A	0110	RESIDENTIAL				17,763	0.590				0	10,480	
							Total Acres:	**1.590**			**Total Land Value:**		**38,250**	

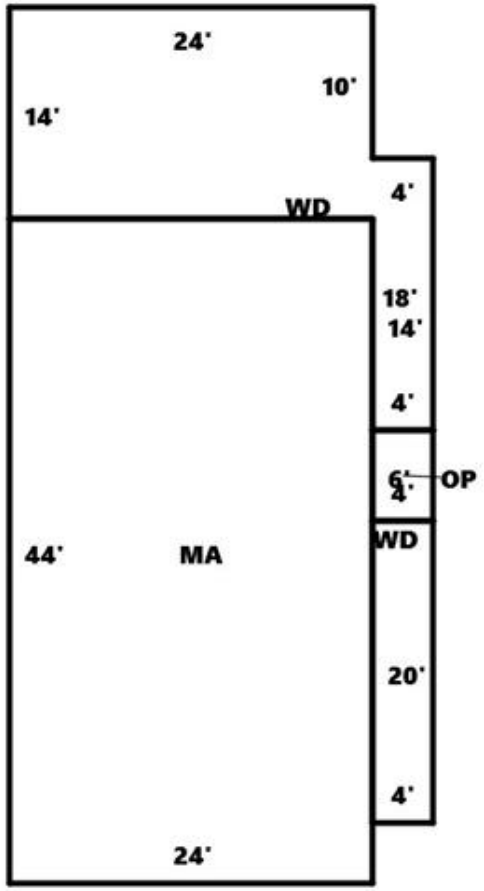
OUTBUILDING DATA

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:	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:	3
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	ST/1/2/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1.5/S FR DWLG & B
REMARKS:	
HEATED SQUARE FEET:	1,584

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	412,480
PHYSICAL DEPRECIATION	17%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	342,400

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1056	1.5	P		100%		C	2004	2004	A	83%			173600
FUS	528	1.0									83%			68200
LLF	1056	1.0									83%			83900
OP	24	1.0									83%			1000
WD	408	1.0									83%			8600
WD	336	1.0									83%			7100