

BARTMANN, GERHARD S
 3808 WALNUT CREEK RD
 FRANKLIN, NC 28734-0949
 ACCOUNT NUMBER: 110817

Macon County, North Carolina

Parcel: 7534236326
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 21 on 12/07/2022
 Information Source: E - ESTIMATE

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

| PARCEL INFORMATION | | PROPERTY DESCRIPTION | | | | SALES INFORMATION | | | |
|----------------------|----------------------|----------------------|-------------|-----------------|---------------|-------------------|--------------------|-------------------|--------------------|
| Address: | 3808 WALNUT CREEK RD | WALNUT CREEK | | | | Date | Sales Price | Valid | Book / Page |
| Neighborhood: | 04017 - WALNUT CREEK | 7.1000 AC | | | | 12/28/2024 | 0 | N | 25E/000011550 |
| | | PERMIT INFORMATION | | | | | | | |
| Road Type: | S - STATE PAVED | Code | Date | Permit # | Amount | 11/1/1995 | 68000 | N | C-21/1016 |
| Township: | 04 - SUGARFORK | | | | | 12/27/1994 | 11500 | N | S-20/677 |
| Utilities: | S-1, W-1 | | | | | Plat Book: | | Plat Card: | |
| View: | | | | | | | | | |

| NOTES | VALUE SUMMARY |
|-------------------------|---|
| LISTED FOR 385,000 3/26 | LAND: 102,340 BUILDING: 53,410 OBXF: 1,500 TOTAL APPRAISED: 157,250 DEFERRED VALUE: 0 NET TAXABLE: 157,250 |

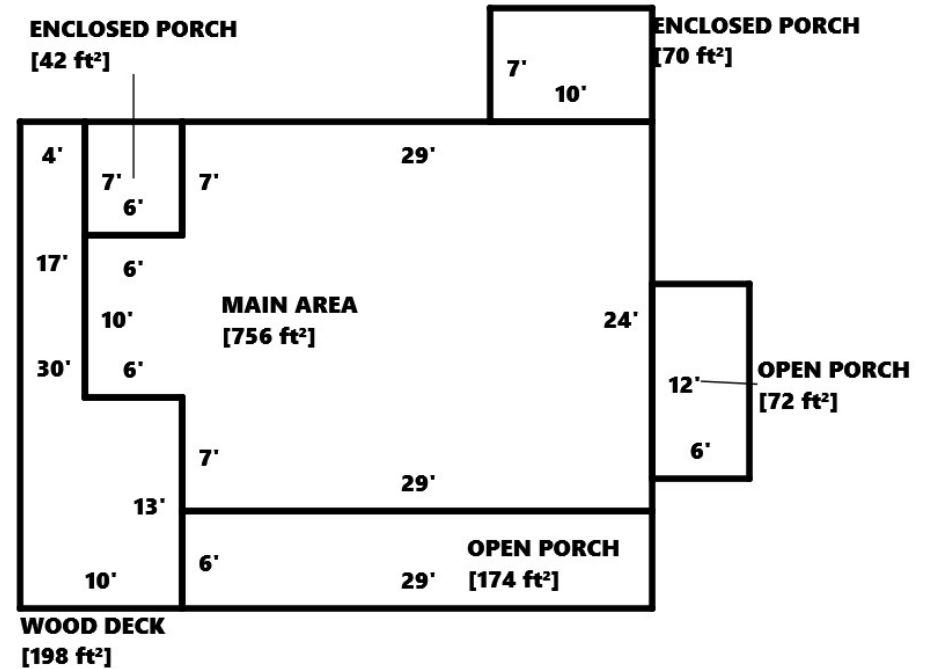
| LAND DATA - MARKET VALUE | | | | | | | | | | | | | |
|--------------------------|------|-------------|-------------|--------|--------|----------------|--------------|--------------------------|-------|-------|-----------|----------------|-------|
| MTH | CODE | DESCRIPTION | ZONING | TOPO 1 | TOPO 2 | PRICE PER ACRE | ACRES | ADJ 1 | ADJ 2 | ADJ 3 | UTILITIES | VALUE | NOTES |
| 1 | A | 0110 | RESIDENTIAL | | R | 14,414 | 7.100 | T-15 | | | 10,000 | 102,340 | |
| Total Acres: | | | | | | | 7.100 | Total Land Value: | | | | 102,340 | |

| OUTBUILDING DATA | | | | | | | | | | | | | | | | | |
|------------------|---------------------|-------|-------|--------|-------|-------|------------|---------|-----|-----|------|------|------|------|---------|-----------|-------|
| CODE | DESC | GRADE | COUNT | LENGTH | WIDTH | UNITS | UNIT PRICE | STORIES | AYB | EYB | COND | PHYS | FOBS | EOBS | % CMPLT | TAX VALUE | NOTES |
| 01 | BARN | | | | | 1 | | | | | A | | | | | 1000 | |
| 61 | STORAGE, FR UTILITY | | | | | 1 | | | | | A | | | | | 500 | |

BUILDING DESCRIPTION

VALUATION METHOD: R - RESIDENTIAL
 USE CODE: D - DWELLING
 STYLE: C - CONVENTIONAL
 FOUNDATION: C - CONTINUOUS WALL
 EXTERIOR WALL 1: AS - ASBESTOS SHINGLE
 EXTERIOR WALL 2:
 ROOF STRUCTURE: G - GABLE
 ROOF COVER: M - METAL
 BEDROOMS: 2
 FULL BATHS: 1
 HALF BATHS:
 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: 756

BUILDING SKETCH



BUILDING COMPUTATION

| | |
|--|---------|
| REPLACEMENT COST NEW | 137,120 |
| PHYSICAL DEPRECIATION | 61% |
| FUNCTIONAL DEPRECIATION | |
| ECONOMIC DEPRECIATION | |
| % COMPLETE | |
| REPLACEMENT COST NEW LESS DEPRECIATION | 53,410 |

BUILDING SECTION DETAIL

| TYPE | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB | EYB | COND | P% | E% | F% | VALUE |
|------|------|-----|-----------|-------|------|------------|-------|------|------|------|-----|----|----|-------|
| MA | 756 | 1.0 | F | | | | D | 1945 | 1975 | A | 39% | | | 43310 |
| EP | 70 | 1.0 | | | | | | | | | 39% | | | 2700 |
| EP | 42 | 1.0 | | | | | | | | | 39% | | | 1600 |
| OP | 174 | 1.0 | | | | | | | | | 39% | | | 2900 |
| OP | 72 | 1.0 | | | | | | | | | 39% | | | 1200 |
| WD | 198 | 1.0 | | | | | | | | | 39% | | | 1700 |
| | | | | | | | | | | | | | | |
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