DAN HOARD REAL ESTATE HOLDINGS LLC
407 HIBISCUS TRL
MELBOURNE BCH, FL 32951-2027
ACCOUNT NUMBER: 148704

Macon County, North Carolina

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

Parcel: 7540124772
Tax Year: 2027
Reval Year: 2023
Appraised By: 21 on 11/08/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	464 FRANKLIN RD
Neighborhood:	14025 - HOLT KNOB
Road Type:	S - STATE PAVED
Township:	14 - HIGHLANDS CITY
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

LOTS 2,3 CAROLYN LITTLE PROP HOLT SUB
0.4000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
1/11/2021	600000	Y	N-40/2240
8/14/2017	0	N	C-38/1182
3/24/2005	357000	Y	Z-28/2164
4/6/2004	180000	Y	Y-27/1321

Plat Book: **Plat Card:**

NOTES

LISTED FOR 1,300,000 2/26

VALUE SUMMARY

LAND:	157,500
BUILDING:	561,890
OBXF:	0
TOTAL APPRAISED:	719,390
DEFERRED VALUE:	0
NET TAXABLE:	719,390

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	HR1	R		393,750	0.400				0	157,500	

Total Acres: **0.400** **Total Land Value:** **157,500**

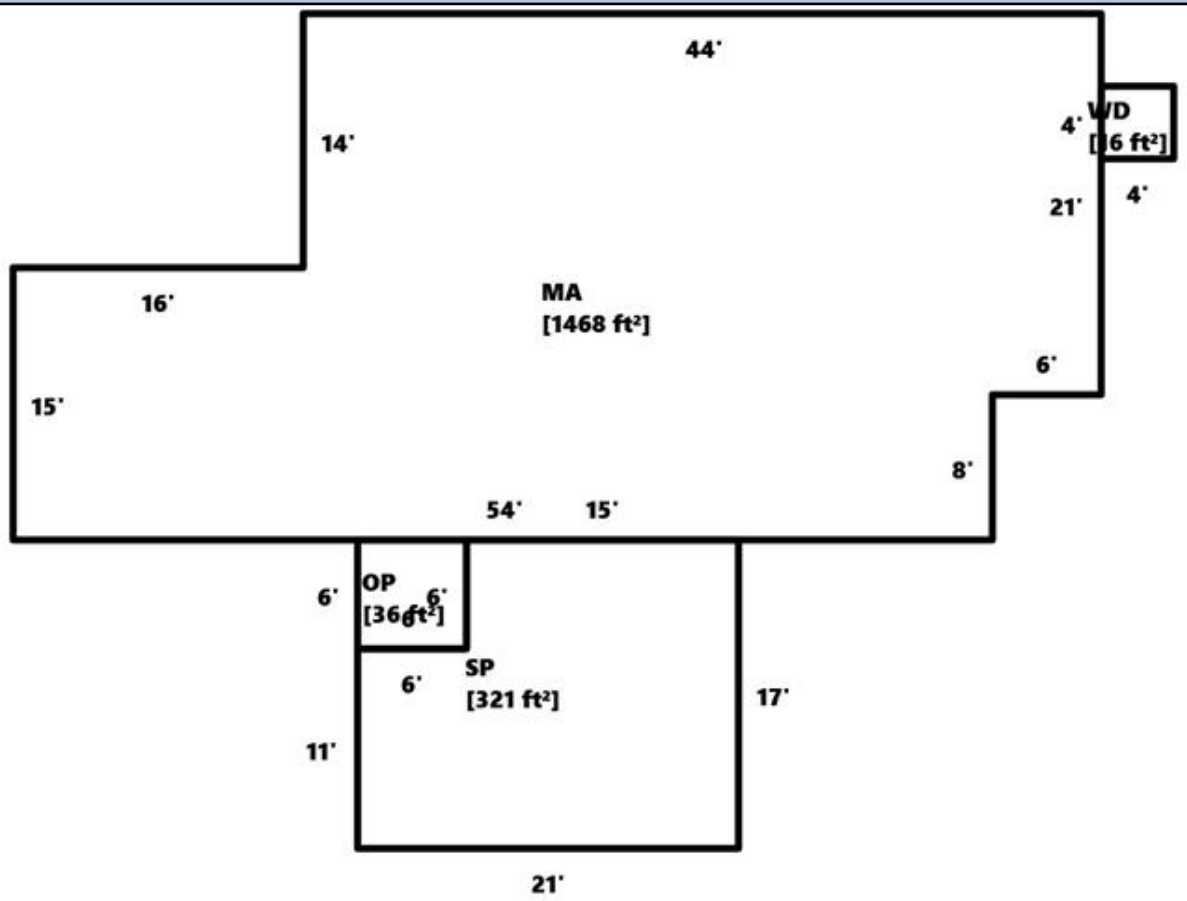
OUTBUILDING DATA

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:	M - METAL
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	ST/1/1/1
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:	1,468

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	597,700
PHYSICAL DEPRECIATION	6%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	561,890

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1468	1.0	F		100%		B	1960	2015	A	94%			517090
OP	36	1.0									94%			3400
SP	321	1.0									94%			40600
WD	16	1.0									94%			800