BREWSTER, PENNY
115 COVE CROSSING
FRANKLIN, NC 28734
ACCOUNT NUMBER: 119490

# Macon County, North Carolina

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

Parcel: 6585505182
Tax Year: 2026
Reval Year: 2023
Appraised By: 20 on 02/25/2022
Information Source:E - ESTIMATE

## PARCEL INFORMATION

**Address:** 115 COVE XING
**Neighborhood:** 12001 - BAIRD COVE CROSSING
**Road Type:** S - STATE PAVED
**Township:** 12 - FRANKLIN CITY
**Utilities:** PS-1, PW-1
**View:**

## PROPERTY DESCRIPTION

LOT 8 BAIRD COVE CROSSING
0.2700 AC

## PERMIT INFORMATION

| Code | Date | Permit # | Amount |
|---|---|---|---|
| | | | |

## SALES INFORMATION

| Date | Sales Price | Valid | Book / Page |
|---|---|---|---|
| 3/30/2010 | 188000 | Y | P-33/1960 |
| 7/29/1999 | 120000 | N | L-23/321 |

**Plat Book:** 4 **Plat Card:** 6569

## NOTES

## VALUE SUMMARY

| | |
|---|---|
| **LAND:** | 28,620 |
| **BUILDING:** | 258,750 |
| **OBXF:** | 0 |
| **TOTAL APPRAISED:** | 287,370 |
| **DEFERRED VALUE:** | 0 |
| **NET TAXABLE:** | 287,370 |

## 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 | FR1 | R | | 106,000 | 0.270 | | | | 0 | 28,620 | |
| | | | | | | | **Total Acres:** | **0.270** | | | | **Total Land Value:** | **28,620** | |

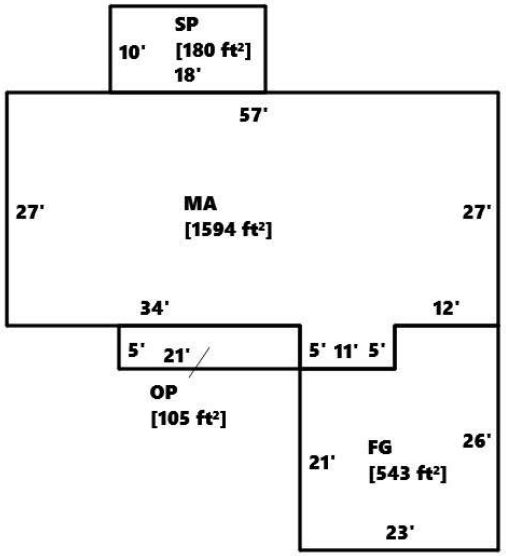
## OUTBUILDING DATA

| 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: | S - SLAB |
| EXTERIOR WALL 1: | AV - ALUM/VINYL |
| EXTERIOR WALL 2: | |
| ROOF STRUCTURE: | G - GABLE |
| ROOF COVER: | A - ASPH SHINGLE |
| BEDROOMS: | 2 |
| FULL BATHS: | 2 |
| HALF BATHS: | |
| ADDITIONAL FIXTURES: | |
| FIREPLACE TYPE/CNT/OPN/CH: | FP/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: | 1,594 |

## BUILDING SKETCH




## BUILDING COMPUTATION

| | |
|---|---|
| REPLACEMENT COST NEW | 329,910 |
| PHYSICAL DEPRECIATION | 20% |
| FUNCTIONAL DEPRECIATION | |
| ECONOMIC DEPRECIATION | |
| % COMPLETE | |
| REPLACEMENT COST NEW LESS DEPRECIATION | 258,750 |

## BUILDING SECTION DETAIL

| TYPE | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB | EYB | COND | P% | E% | F% | VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MA | 1594 | 1.0 | P | | 100% | | C | 1996 | 2001 | A | 80% | | | 212250 |
| FG | 543 | 1.0 | | | | | | | | | 80% | | | 39200 |
| OP | 105 | 1.0 | | | | | | | | | 80% | | | 3800 |
| SP | 180 | 1.0 | | | | | | | | | 80% | | | 8700 |