MARTINEZ, VICTOR M SR
MARTINEZ, ELBA I
103 PLEASANT HILL DR
FRANKLIN, NC 28734
ACCOUNT NUMBER: 106607

Macon County, North Carolina

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

Parcel: 6595603888
Tax Year: 2026
Reval Year: 2023
Appraised By: 21 on 12/17/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address: 103 PLEASANT HILL DR
Neighborhood: 12028 - EAST FRANKLIN
Road Type: R - PVD PRIVATE
Township: 12 - FRANKLIN CITY
Utilities: PS-1, PW-1
View:

PROPERTY DESCRIPTION

LOT 13 LAUREL HEIGHTS
0.5300 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
8/21/2006	227000	N	P-30/41

Plat Book: **Plat Card:**

NOTES

VALUE SUMMARY

LAND:	35,060
BUILDING:	243,400
OBXF:	0
TOTAL APPRAISED:	278,460
DEFERRED VALUE:	0
NET TAXABLE:	278,460

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	FR2	R		66,151	0.530				0	35,060	
							Total Acres:	**0.530**				**Total Land Value:**	**35,060**	

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

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Macon County, North Carolina

Parcel: 6595603888
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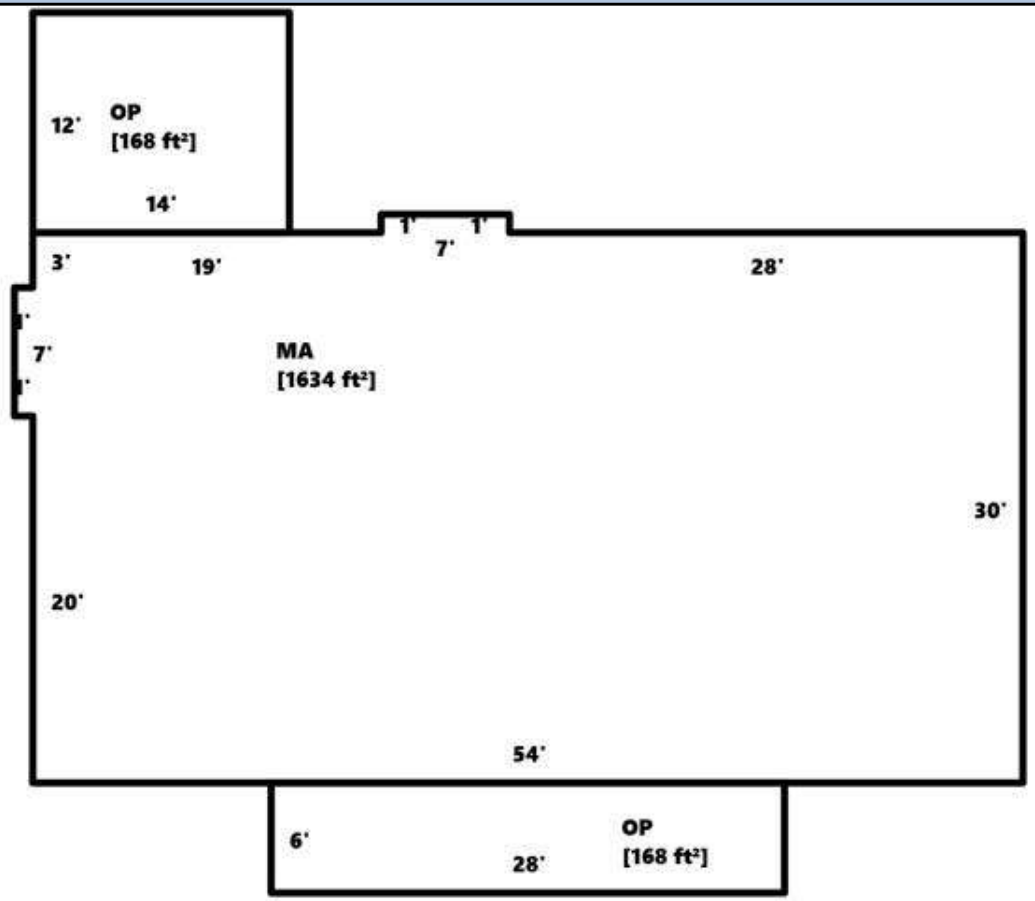
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	
ROOF COVER:	
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/0/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR DWLG & B
REMARKS:	
HEATED SQUARE FEET:	1,634

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	324,450
PHYSICAL DEPRECIATION	25%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	243,400

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1634	1.0	P		100%		C	1992	1997	A	75%			202700
LLU	1634	1.0									75%			29300
OP	168	1.0									75%			5700
OP	168	1.0									75%			5700