URSREY, LAWTON R
JOHNSON, MARGARET E
603 HEMLOCK HILLS DR
FRANKLIN, NC 28734-0227
ACCOUNT NUMBER: 149023

Macon County, North Carolina

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

Parcel: 6584288316
Tax Year: 2025
Reval Year: 2023
Appraised By: 25 on 12/30/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	603 HEMLOCK HILLS DR
Neighborhood:	01042 - HEMLOCK HILLS
Road Type:	R - PVD PRIVATE
Township:	01 - FRANKLIN
Utilities:	W-1, S-1
View:	

PROPERTY DESCRIPTION

OFF RD 1417
2.5800 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
3/2/2021	425000	Y	R-40/1249
9/21/2018	317000	Y	V-38/109

Plat Book: **Plat Card:**

NOTES

VALUE SUMMARY

LAND:	81,520
BUILDING:	380,650
OBXF:	0
TOTAL APPRAISED:	462,170
DEFERRED VALUE:	0
NET TAXABLE:	462,170

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		31,597	2.580				10,000	81,520	
							Total Acres:	**2.580**				**Total Land Value:**	**81,520**	

OUTBUILDING DATA

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

URSREY, LAWTON R

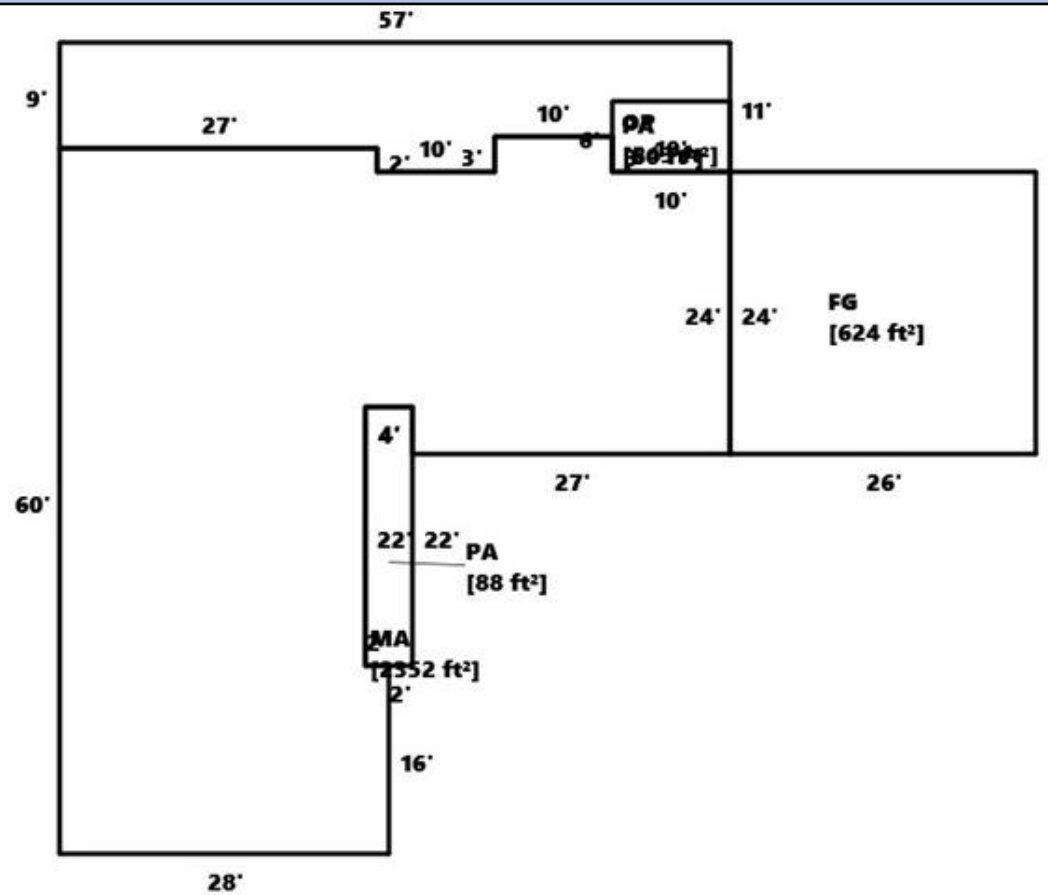
Macon County, North Carolina

Parcel: 6584288316
Tax Year: 2025

BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	ST - STONE
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	4
FULL BATHS:	3
HALF BATHS:	1
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/2/2
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR/STONE DWLG & B
REMARKS:	
HEATED SQUARE FEET:	2,352

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	624,060
PHYSICAL DEPRECIATION	39%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	380,650

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	2352	1.0	F		100%		B	1967	1988	A	61%			293650
FG	624	1.0									61%			39600
LLR	435	1.0									61%			16900
LLU	741	1.0									61%			12500
OP	543	1.0									61%			17200
PA	60	1.0									61%			300
PA	88	1.0									61%			500