BEAR MOUNTAIN LLC 1239 OLD MURPHY RD FRANKLIN, NC 28734 ACCOUNT NUMBER: 96554

PRINTED: 2/14/2025 10:42:16 AM PRID:2222565 GROUP:0

Macon County, North Carolina

Parcel: 6595519494

Tax Year: 2025 Reval Year: 2023

Tax Districts

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

Appraised By: 101 on 11/30/2023

LAST UPDATED 1/5/2024 4:18:11 PM BY LKF

								RE	SIDENTIAL	(1), FRAN	IKLIN T	AX					Inform	nation Sour	ce:E - ESTIMAT
		PA	RCEL INFOR	MATION				PR	OPERTY I	DESCRI	PTIOI	1				SALE	SINFO	RMATION	1
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			12028 - EAST		0.5100 AC								12/20/2023 139000 Y X-42						
Road Type: S - STATE PAVED								PERMIT INFORMATION											
	nship:	•	12 - FRANKLI		Code	Da	ite	Permit	Permit #		Amount								
Utilit				-								Dist D			-	lat Canala	40000		
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.1316	DFOR	139,00	0 11/23											LAND: BUILDIN	IG:				38,0 87,5
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														TOTAL A					125,53
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BEAR MOUNTAIN LLC **Macon County, North Carolina** Parcel: 6595519494 Tax Year: 2025

BUILDING DESCRIPTION BUILDING SKETCH VALUATION METHOD: R - RESIDENTIAL WD **USE CODE:** D - DWELLING [32 ft²] STYLE: C - CONVENTIONAL FOUNDATION: C - CONTINUOUS WALL **EXTERIOR WALL 1:** AS - ASBESTOS SHINGLE 16 **EXTERIOR WALL 2:** ROOF STRUCTURE: G - GABLE **ROOF COVER:** A - ASPH SHINGLE **BEDROOMS:** 8. **FULL BATHS:** HALF BATHS: ADDITIONAL FIXTURES: MA FIREPLACE TYPE/CNT/OPN/CH: **ELEVATOR TYPE/COUNT/STOPS:** 12 [480 ft²] PHYS OVERRIDE: **ECONOMIC DEPRECIATION:** 24' **FUNCTIONAL DEPRECIATION:** SPECIAL CONDITION CODE: 8. **SPECIAL CONDITION VALUE: DESCRIPTION: REMARKS: HEATED SQUARE FEET:** 480

BUILDING COMPUTATION										
REPLACEMENT COST NEW	125,010									
PHYSICAL DEPRECIATION	100%									
FUNCTIONAL DEPRECIATION										
ECONOMIC DEPRECIATION										
% COMPLETE										
REPLACEMENT COST NEW LESS DEPRECIATION	87,530									

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BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	480	1.0	E				D	1994	1994	Α				60330
LLF	384	1.0												26600
WD	32	1.0												600
						-								

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