CAINE, CATHERINE PAM TRUST
BROUGHTON, PATRICIA J TTEE
411 THIRD ST
SAINT AUGUSTINE, FL 32084-1309
ACCOUNT NUMBER: 161744

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, NANTAHALA FIRE DISTRICT TAX

Parcel: 5596702974
Tax Year: 2026
Reval Year: 2023
Appraised By: 21 on 05/10/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	BLACK BEAR TRL
Neighborhood:	09026 - PRESERVE VALLEY RD
Road Type:	T - PRIVATE DIRT
Township:	09 - NANTAHALA
Utilities:	
View:	SR - SHORT RANGE

PROPERTY DESCRIPTION

LOT 17 PRESERVE AT LITTLE CHOGA
1.3600 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
12/29/2025	0	N	D-44/1219
9/19/2022	94000	N	C-42/885
5/31/2012	306500	N	Z-34/753

Plat Book:	4	**Plat Card:**	7428

NOTES

LISTED FOR 39,000 2/25

VALUE SUMMARY

LAND:	26,880
BUILDING:	0
OBXF:	0
TOTAL APPRAISED:	26,880
DEFERRED VALUE:	0
NET TAXABLE:	26,880

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		T			1.360				0		
							Total Acres:	**1.360**				**Total Land Value:**		

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:
USE CODE:
STYLE:
FOUNDATION:
EXTERIOR WALL 1:
EXTERIOR WALL 2:
ROOF STRUCTURE:
ROOF COVER:
BEDROOMS:
FULL BATHS:
HALF BATHS:
ADDITIONAL FIXTURES:
FIREPLACE TYPE/CNT/OPN/CH:
ELEVATOR TYPE/COUNT/STOPS:
PHYS OVERRIDE:
ECONOMIC DEPRECIATION:
FUNCTIONAL DEPRECIATION:
SPECIAL CONDITION CODE:
SPECIAL CONDITION VALUE:
DESCRIPTION:
REMARKS:
HEATED SQUARE FEET:

BUILDING SKETCH

BUILDING COMPUTATION

REPLACEMENT COST NEW
PHYSICAL DEPRECIATION
FUNCTIONAL DEPRECIATION
ECONOMIC DEPRECIATION
% COMPLETE
REPLACEMENT COST NEW LESS DEPRECIATION

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE