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: 5596714131
Tax Year: 2026
Reval Year: 2023
Appraised By: 21 on 05/10/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

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

PROPERTY DESCRIPTION

LOT 18 PRESERVE AT LITTLE CHOGA
2.0500 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 29,000 2/25

VALUE SUMMARY

LAND:	34,850
BUILDING:	0
OBXF:	0
TOTAL APPRAISED:	34,850
DEFERRED VALUE:	0
NET TAXABLE:	34,850

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			2.050				0		
							Total Acres:	**2.050**			**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