

MASON, TONY DALE
MASON, KENNETH DAVID
1050 US HIGHWAY 19
TOPTON, NC 28781-7403
ACCOUNT NUMBER: 157302

Macon County, North Carolina

Parcel: 5598928882
Tax Year: 2027
Reval Year: 2023
Appraised By: 12 on 04/21/2025
Information Source: E - ESTIMATE

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

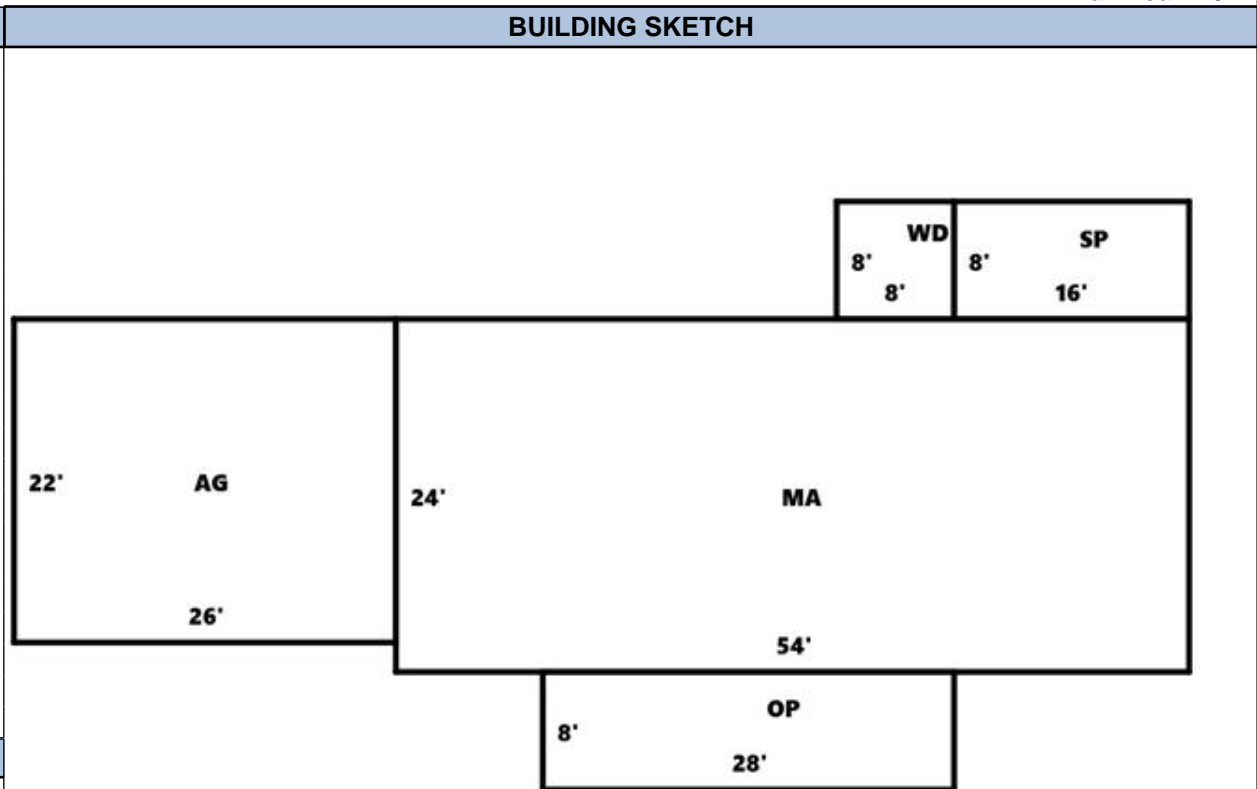
| PARCEL INFORMATION | | PROPERTY DESCRIPTION | | | | SALES INFORMATION | | | |
|----------------------|-------------------|----------------------|------|----------|--------|-------------------|--------------------|-------------------|--------------------|
| Address: | 1050 US HWY 19 | US HWY 19 | | | | Date | Sales Price | Valid | Book / Page |
| Neighborhood: | 09031 - US HWY 19 | 0.6500 AC | | | | 4/11/2024 | 0 | N | B-43/873 |
| | | PERMIT INFORMATION | | | | 7/6/1995 | 0 | N | X-20/2020 |
| Road Type: | S - STATE PAVED | Code | Date | Permit # | Amount | 9/15/1993 | 0 | N | B-20/1516 |
| Township: | 09 - NANTAHALA | | | | | 9/15/1993 | 40500 | N | B-20/1521 |
| Utilities: | S-1, W-1 | | | | | Plat Book: | | Plat Card: | |
| View: | CF - CREEK FRONT | | | | | | | | |

| NOTES | VALUE SUMMARY |
|---|---|
| listed for 375,000 10/25 REDUCED TO 300,000 3/26 | LAND: 45,100 BUILDING: 193,590 OBXF: 6,300 TOTAL APPRAISED: 244,990 DEFERRED VALUE: 0 NET TAXABLE: 244,990 |

| 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 | 0120 | RES CREEK FRONT | | R | 69,385 | 0.650 | | | | 10,000 | 45,100 | | |
| Total Acres: | | | | | | | 0.650 | Total Land Value: | | | | | 45,100 | |

| OUTBUILDING DATA | | | | | | | | | | | | | | | | | |
|------------------|---------------------|-------|-------|--------|-------|-------|------------|---------|------|------|------|------|------|------|---------|-----------|-----------------|
| CODE | DESC | GRADE | COUNT | LENGTH | WIDTH | UNITS | UNIT PRICE | STORIES | AYB | EYB | COND | PHYS | FOBS | EOBS | % CMPLT | TAX VALUE | NOTES |
| 49 | PORCH, OPEN | D | 1.000 | 60 | 6 | 360 | | 1.0000 | 1980 | 1980 | F | | | | | 800 | ATT TO STG |
| 61 | STORAGE, FR UTILITY | D | 1.000 | 60 | 34 | 2040 | | 1.0000 | 1980 | 1980 | F | | | | | 4700 | 1080 HIGHWAY 19 |
| 61 | STORAGE, FR UTILITY | D | 1.000 | 20 | 14 | 280 | | 1.0000 | 1960 | 1960 | F | | | | | 800 | |

| BUILDING DESCRIPTION | |
|----------------------------|---------------------|
| VALUATION METHOD: | R - RESIDENTIAL |
| USE CODE: | D - DWELLING |
| STYLE: | C - CONVENTIONAL |
| FOUNDATION: | C - CONTINUOUS WALL |
| EXTERIOR WALL 1: | AV - ALUM/VINYL |
| EXTERIOR WALL 2: | |
| ROOF STRUCTURE: | G - GABLE |
| ROOF COVER: | A - ASPH SHINGLE |
| BEDROOMS: | 4 |
| FULL BATHS: | 2 |
| 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: | 1/S FR DWLG |
| REMARKS: | |
| HEATED SQUARE FEET: | 1,296 |



| BUILDING COMPUTATION | |
|--|---------|
| REPLACEMENT COST NEW | 251,380 |
| PHYSICAL DEPRECIATION | 23% |
| FUNCTIONAL DEPRECIATION | |
| ECONOMIC DEPRECIATION | |
| % COMPLETE | |
| REPLACEMENT COST NEW LESS DEPRECIATION | 193,590 |

| BUILDING SECTION DETAIL | | | | | | | | | | | | | | |
|-------------------------|------|-----|-----------|-------|------|------------|-------|------|------|------|-----|----|----|--------|
| TYPE | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB | EYB | COND | P% | E% | F% | VALUE |
| MA | 1296 | 1.0 | P | | | | D+10 | 1979 | 1999 | A | 77% | | | 142690 |
| AG | 572 | 1.0 | | | | | | | | | 77% | | | 26800 |
| LLU | 648 | 1.0 | | | | | | | | | 77% | | | 10800 |
| OP | 224 | 1.0 | | | | | | | | | 77% | | | 7000 |
| SP | 128 | 1.0 | | | | | | | | | 77% | | | 5300 |
| WD | 64 | 1.0 | | | | | | | | | 77% | | | 1000 |
| | | | | | | | | | | | | | | |
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