

WINSTON, MICHAEL DUBE, MANFRED 32112 COAST HWY LAGUNA BEACH, CA 92651-6870 ACCOUNT NUMBER: 152547	Macon County, North Carolina Tax Districts GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), OTTO FIRE DISTRICT TAX	Parcel: 6488820809 Tax Year: 2026 Reval Year: 2023 Appraised By: 101 on 05/28/2025 Information Source:E - ESTIMATE
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PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	30 IDEAL ACRES RD	IDEAL ACRES				Date	Sales Price	Valid	Book / Page
Neighborhood:	07035 - IDEAL ACRES	1.0400 AC				5/27/2022	132000	Y	W-41/1055
Road Type:	S - STATE PAVED	PERMIT INFORMATION				3/17/2022	0	N	S-41/545
Township:	07 - SMITHBRIDGE	Code	Date	Permit #	Amount	12/3/1999	107000	N	R-23/1090
Utilities:	S-1, W-1	NP	4/23/2024	NP6488820809		12/28/1983	0	N	N-15/102
View:						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
	LAND: 35,740
	BUILDING: 334,070
	OBXF: 0
	TOTAL APPRAISED: 369,810
	DEFERRED VALUE: 0
	NET TAXABLE: 369,810

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		34,365	1.040				10,000	35,740	
Total Acres:								1.040	Total Land Value:			35,740		

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH
VALUATION METHOD:	R - RESIDENTIAL	
USE CODE:	D - DWELLING	
STYLE:	C - CONVENTIONAL	
FOUNDATION:	C - CONTINUOUS WALL	
EXTERIOR WALL 1:	F - FRAME	
EXTERIOR WALL 2:		
ROOF STRUCTURE:	G - GABLE	
ROOF COVER:	M - METAL	
BEDROOMS:	4	
FULL BATHS:	2	
HALF BATHS:		
ADDITIONAL FIXTURES:		
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/1/1	
ELEVATOR TYPE/COUNT/STOPS:		
PHYS OVERRIDE:		
ECONOMIC DEPRECIATION:		
FUNCTIONAL DEPRECIATION:		
SPECIAL CONDITION CODE:		
SPECIAL CONDITION VALUE:		
DESCRIPTION:	1.5/S FR DWLG	
REMARKS:		
HEATED SQUARE FEET:	1,818	
BUILDING COMPUTATION		
REPLACEMENT COST NEW	355,260	
PHYSICAL DEPRECIATION	6%	
FUNCTIONAL DEPRECIATION		
ECONOMIC DEPRECIATION		
% COMPLETE		
REPLACEMENT COST NEW LESS DEPRECIATION	334,070	

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	1254	1.5	P		100%		C+10	1940	2015	A	94%			230770	
FUS	564	1.0									94%			86100	
OP	200	1.0									94%			10000	
OP	144	1.0									94%			7200	