

MANCHESTER, GREG S
 MANCHESTER, JOY E
 1520 SERENITY CIRCLE
 NAPLES, FL 34110
 ACCOUNT NUMBER: 99675

Macon County, North Carolina

Parcel: 6505143582
 Tax Year: 2026
 Reval Year: 2023
 Appraised By: 25 on 04/22/2022
 Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	323 INDIAN LAKE RD	LOT 45 SEC 3 LITTLE CHOGA'S PLACE				Date	Sales Price	Valid	Book / Page
Neighborhood:	09007 - LITTLE CHOGA'S PLACE	0.5100 AC				5/10/2005	265000	Y	D-29/1896
		PERMIT INFORMATION							
Road Type:	T - PRIVATE DIRT	Code	Date	Permit #	Amount	8/25/1998	150000	N	T-22/1329
Township:	09 - NANTAHALA					10/3/1995	900000	N	B-21/725
Utilities:	W-1, S-1								
View:	LV - LAKE VIEW					Plat Book:	2	Plat Card:	2713

NOTES	VALUE SUMMARY												
LISTED FOR 1390000 6/25	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">LAND:</td> <td style="text-align: right;">150,000</td> </tr> <tr> <td>BUILDING:</td> <td style="text-align: right;">405,970</td> </tr> <tr> <td>OBXF:</td> <td style="text-align: right;">2,500</td> </tr> <tr> <td>TOTAL APPRAISED:</td> <td style="text-align: right;">558,470</td> </tr> <tr> <td>DEFERRED VALUE:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>NET TAXABLE:</td> <td style="text-align: right;">558,470</td> </tr> </table>	LAND:	150,000	BUILDING:	405,970	OBXF:	2,500	TOTAL APPRAISED:	558,470	DEFERRED VALUE:	0	NET TAXABLE:	558,470
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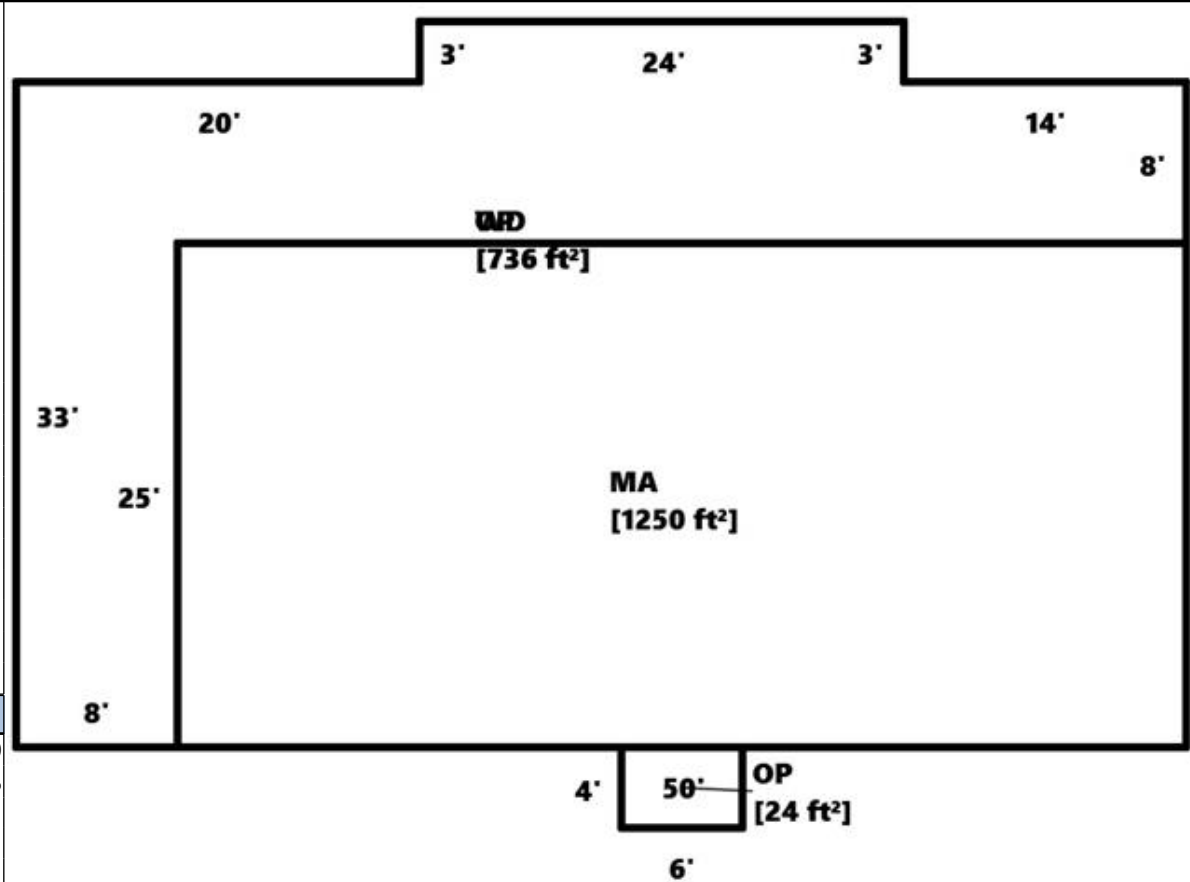
LAND DATA - MARKET VALUE														
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	L	0150	RES VIEW		R	T	150,000	1.000				0	150,000	
							Total Acres:	1.000				Total Land Value:	150,000	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMLPT	TAX VALUE	NOTES
05	BOAT DOCK					1					A					2500	DUKE #311

BUILDING DESCRIPTION

VALUATION METHOD: R - RESIDENTIAL
 USE CODE: D - DWELLING
 STYLE: L - LOG
 FOUNDATION: C - CONTINUOUS WALL
 EXTERIOR WALL 1: L - LOG
 EXTERIOR WALL 2:
 ROOF STRUCTURE: G - GABLE
 ROOF COVER: A - ASPH SHINGLE
 BEDROOMS: 3
 FULL BATHS: 3
 HALF BATHS: 1
 ADDITIONAL FIXTURES:
 FIREPLACE TYPE/CNT/OPN/CH: SS/1/2/1
 ELEVATOR TYPE/COUNT/STOPS:
 PHYS OVERRIDE:
 ECONOMIC DEPRECIATION:
 FUNCTIONAL DEPRECIATION:
 SPECIAL CONDITION CODE:
 SPECIAL CONDITION VALUE:
 DESCRIPTION: 1/S LOG DWLG & B
 REMARKS:
 HEATED SQUARE FEET: 1,250

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	466,610
PHYSICAL DEPRECIATION	13%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	405,970

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1250	1.0	P		100%		C+10	2007	2007	A	87%			249070
LLF	1188	1.0									87%			103400
LLU	62	1.0									87%			1500
OP	24	1.0									87%			1100
OP	736	1.0									87%			33900
WD	736	1.0									87%			17000