

LETSCHER, JEFFREY M.  
 74 HEMLOCK LN  
 TOPTON, NC 28781  
 ACCOUNT NUMBER: 144424

# Macon County, North Carolina

Parcel: 6515241309  
 Tax Year: 2027  
 Reval Year: 2023  
 Appraised By: 21 on 04/13/2022  
 Information Source: E - ESTIMATE

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

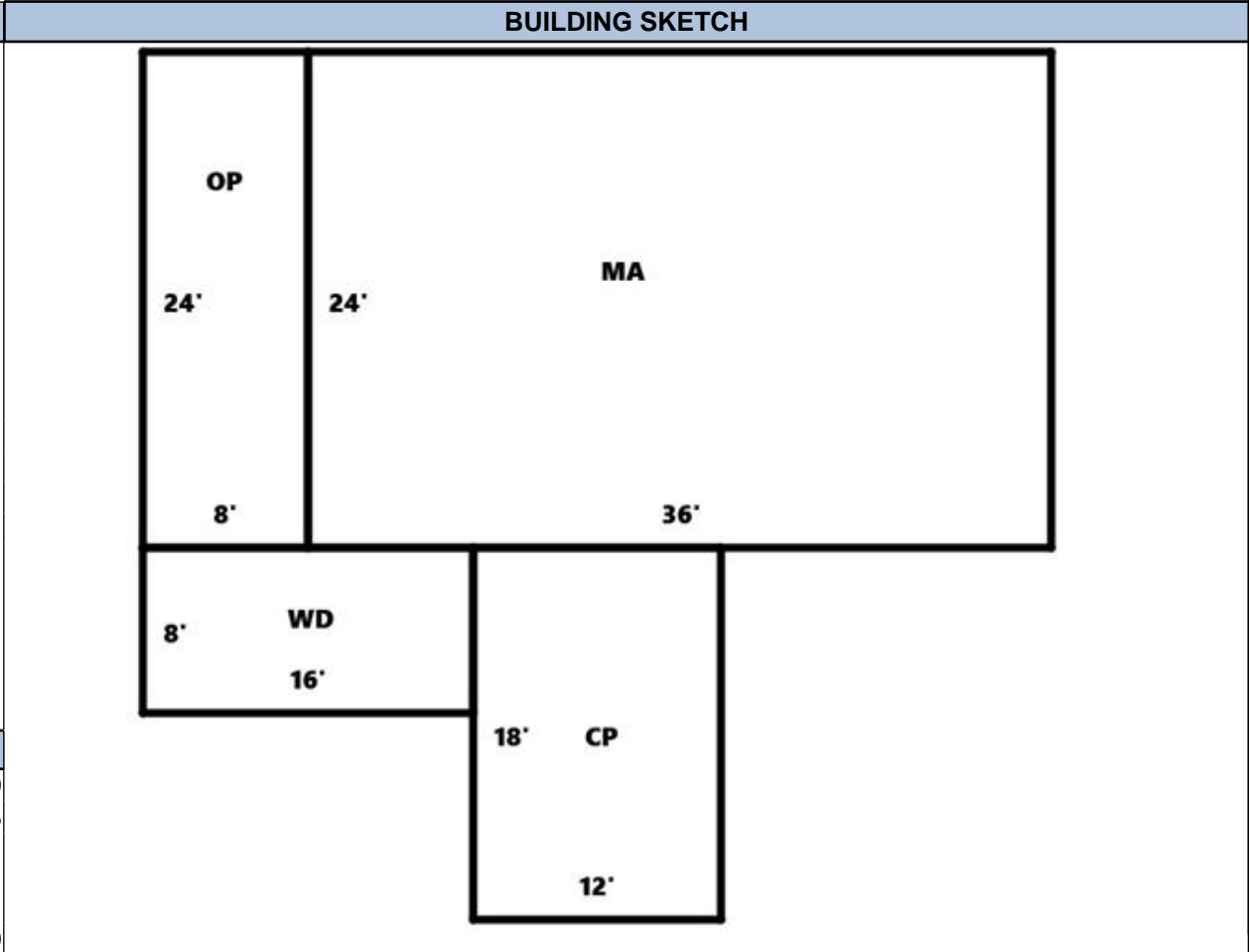
| PARCEL INFORMATION   |                       | PROPERTY DESCRIPTION           |      |          |        | SALES INFORMATION |                    |                   |                    |
|----------------------|-----------------------|--------------------------------|------|----------|--------|-------------------|--------------------|-------------------|--------------------|
| <b>Address:</b>      | 74 HEMLOCK LN         | LOT 2 SEC 2 EL SHADDAI EST III |      |          |        | <b>Date</b>       | <b>Sales Price</b> | <b>Valid</b>      | <b>Book / Page</b> |
| <b>Neighborhood:</b> | 09006 - EL SHADDAI    | 0.7600 AC                      |      |          |        | 4/29/2019         | 96500              | Y                 | E-39/154           |
|                      |                       | PERMIT INFORMATION             |      |          |        |                   |                    |                   |                    |
| <b>Road Type:</b>    | T - PRIVATE DIRT      | Code                           | Date | Permit # | Amount |                   |                    |                   |                    |
| <b>Township:</b>     | 09 - NANTAHALA        |                                |      |          |        |                   |                    |                   |                    |
| <b>Utilities:</b>    | S-1, CW-1             |                                |      |          |        |                   |                    |                   |                    |
| <b>View:</b>         | LS - LIMITED/SEASONAL |                                |      |          |        | <b>Plat Book:</b> |                    | <b>Plat Card:</b> |                    |

| NOTES                    | VALUE SUMMARY  |
|--------------------------|--|
| LISTED FOR 249,000 12/25 | <b>LAND:</b> 24,030<br><b>BUILDING:</b> 99,520<br><b>OBXF:</b> 500<br><b>TOTAL APPRAISED:</b> 124,050<br><b>DEFERRED VALUE:</b> 0<br><b>NET TAXABLE:</b> 124,050 |

| 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      | 31,618         | 0.760               |              |       |       | 4,000     | 24,030                   |               |
|                          |      |             |             |        |        |                | <b>Total Acres:</b> | <b>0.760</b> |       |       |           | <b>Total Land Value:</b> | <b>24,030</b> |

| OUTBUILDING DATA |                     |       |       |        |       |       |            |         |     |     |      |      |      |      |         |           |       |
|------------------|---------------------|-------|-------|--------|-------|-------|------------|---------|-----|-----|------|------|------|------|---------|-----------|-------|
| CODE             | DESC                | GRADE | COUNT | LENGTH | WIDTH | UNITS | UNIT PRICE | STORIES | AYB | EYB | COND | PHYS | FOBS | EOBS | % CMPLT | TAX VALUE | NOTES |
| 61               | STORAGE, FR UTILITY |       |       |        |       | 1     |            |         |     |     | A    |      |      |      |         | 500       |       |

| BUILDING DESCRIPTION       |                     |
|----------------------------|---------------------|
| 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:                | A - ASPH SHINGLE    |
| BEDROOMS:                  | 2                   |
| FULL BATHS:                | 2                   |
| HALF BATHS:                |                     |
| ADDITIONAL FIXTURES:       |                     |
| FIREPLACE TYPE/CNT/OPN/CH: | ST/1/1/1            |
| ELEVATOR TYPE/COUNT/STOPS: |                     |
| PHYS OVERRIDE:             |                     |
| ECONOMIC DEPRECIATION:     |                     |
| FUNCTIONAL DEPRECIATION:   |                     |
| SPECIAL CONDITION CODE:    |                     |
| SPECIAL CONDITION VALUE:   |                     |
| DESCRIPTION:               | 1/S FR DWLG         |
| REMARKS:                   | NANTAHALA SHADOWS   |
| HEATED SQUARE FEET:        | 864                 |



| BUILDING COMPUTATION                   |         |
|--|---------|
| REPLACEMENT COST NEW                   | 180,960 |
| PHYSICAL DEPRECIATION                  | 45%     |
| FUNCTIONAL DEPRECIATION                |         |
| ECONOMIC DEPRECIATION                  |         |
| % COMPLETE                             |         |
| REPLACEMENT COST NEW LESS DEPRECIATION | 99,520  |

| BUILDING SECTION DETAIL |      |     |           |       |      |            |       |      |      |      |     |    |    |       |
|-------------------------|------|-----|-----------|-------|------|------------|-------|------|------|------|-----|----|----|-------|
| TYPE                    | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB  | EYB  | COND | P%  | E% | F% | VALUE |
| MA                      | 864  | 1.0 | F         |       |      |            | C-10  | 1984 | 1984 | A    | 55% |    |    | 86820 |
| CP                      | 216  | 1.0 |           |       |      |            |       |      |      |      | 55% |    |    | 5800  |
| OP                      | 192  | 1.0 |           |       |      |            |       |      |      |      | 55% |    |    | 5200  |
| WD                      | 128  | 1.0 |           |       |      |            |       |      |      |      | 55% |    |    | 1700  |
|                         |      |     |           |       |      |            |       |      |      |      |     |    |    |       |
|                         |      |     |           |       |      |            |       |      |      |      |     |    |    |       |
|                         |      |     |           |       |      |            |       |      |      |      |     |    |    |       |
|                         |      |     |           |       |      |            |       |      |      |      |     |    |    |       |
|                         |      |     |           |       |      |            |       |      |      |      |     |    |    |       |
|                         |      |     |           |       |      |            |       |      |      |      |     |    |    |       |