

PHELPS, MELISSA NICOLE HICKMAN PO BOX 665 ANDREWS, NC 28901-0665 ACCOUNT NUMBER: 154418	Macon County, North Carolina Tax Districts GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), NANTAHALA FIRE DISTRICT TAX	Parcel: 6516529592 Tax Year: 2027 Reval Year: 2023 Appraised By: 21 on 05/18/2022 Information Source:E - ESTIMATE
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PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	305 JUNALUSKA RD	LOT 6 HICKORY KNOB 1.0700 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	09036 - JUNALUSKA RD					2/17/2023	390000	N	J-42/1478
Road Type:	T - PRIVATE DIRT	PERMIT INFORMATION				11/20/2020	294000	N	K-40/316
Township:	09 - NANTAHALA	Code	Date	Permit #	Amount	10/12/2005	175000	Y	Q-29/1928
Utilities:	W-1, S-1								
View:						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
LISTED FOR 465,000 5/26	LAND: 32,510 BUILDING: 301,980 OBF: 0 TOTAL APPRAISED: 334,490 DEFERRED VALUE: 0 NET TAXABLE: 334,490

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	T	30,383	1.070				10,000	32,510	
Total Acres:								1.070		Total Land Value:			32,510	

OUTBUILDING DATA									
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