

HEAVENS RIDGE LLC P O BOX 183 PONCHATOU LA, LA 70454 ACCOUNT NUMBER: 124314	Macon County, North Carolina Tax Districts GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), NANTAHALA FIRE DISTRICT TAX	Parcel: 6517735077 Tax Year: 2027 Reval Year: 2023 Appraised By: 12 on 03/12/2025 Information Source:E - ESTIMATE
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PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	94 BEAR CREEK COVE	LT 4 VILLAGE AT CHEROKEE MTN 2.1500 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	09034 - CHEROKEE MTN					8/24/2011	100000	N	M-34/2080
Road Type:	T - PRIVATE DIRT	PERMIT INFORMATION				9/20/2007	0	N	S-31/785
Township:	09 - NANTAHALA	Code	Date	Permit #	Amount				
Utilities:	S-1, CW-1								
View:						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
	LAND: 90,620
	BUILDING: 224,460
	OBF: 0
	TOTAL APPRAISED: 315,080
	DEFERRED VALUE: 0
	NET TAXABLE: 315,080

LAND DATA - MARKET VALUE

[illegible]

	Total Acres:	2.150	Total Land Value:	90,620
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	Total Acres:	2.150	Total Land Value:	90,620
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OUTBUILDING DATA									
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[illegible]

BUILDING SKETCH

The sketch shows a building layout with three main areas:

- MA (Main Area):** A large rectangle with dimensions 24' x 26' and an area of 700 ft².
- WD (Waiting Deck):** A smaller rectangle attached to the top of MA, with dimensions 4' x 14'18' and an area of 128 ft².
- OP (Office):** A rectangle attached to the bottom right of MA, with dimensions 10' x 22' and an area of 428 ft².

The overall dimensions of the building are 36' wide and 36' deep.

BUILDING COMPUTATION	
REPLACEMENT COST NEW	249,450
PHYSICAL DEPRECIATION	100%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	224,460

[illegible]