MACAR, ALEX V TRUSTOR
MACAR, ALEX P TTEE
142 AQUONE OVERLOOK RDG
AQUONE, NC 28781-5510
ACCOUNT NUMBER: 137193

Macon County, North Carolina

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

Parcel: 6526168684
Tax Year: 2027
Reval Year: 2023
Appraised By: 12 on 03/12/2025
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	119 BUCKS NEST DR
Neighborhood:	09035 - BUCKS NEST SUB
Road Type:	T - PRIVATE DIRT
Township:	09 - NANTAHALA
Utilities:	S-1, W-1
View:	

PROPERTY DESCRIPTION

LOT 7 BUCKS NEST DEVELOPMENT
1.3000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/1/2016	0	N	G-37/49
10/23/2015	27000	Y	Z-36/2372
12/8/2004	14000	Y	S-28/526

Plat Book: **Plat Card:**

NOTES

LISTED FOR FOR 650,000 10/23

VALUE SUMMARY

LAND:	45,060
BUILDING:	209,950
OBXF:	21,000
TOTAL APPRAISED:	276,010
DEFERRED VALUE:	0
NET TAXABLE:	276,010

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		34,662	1.300	T-25			10,000	45,060	
							Total Acres:	**1.300**				**Total Land Value:**	**45,060**	

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
17	CARPORT	D	1.000	30	20	600		1.0000	2020	2020	A					21000	

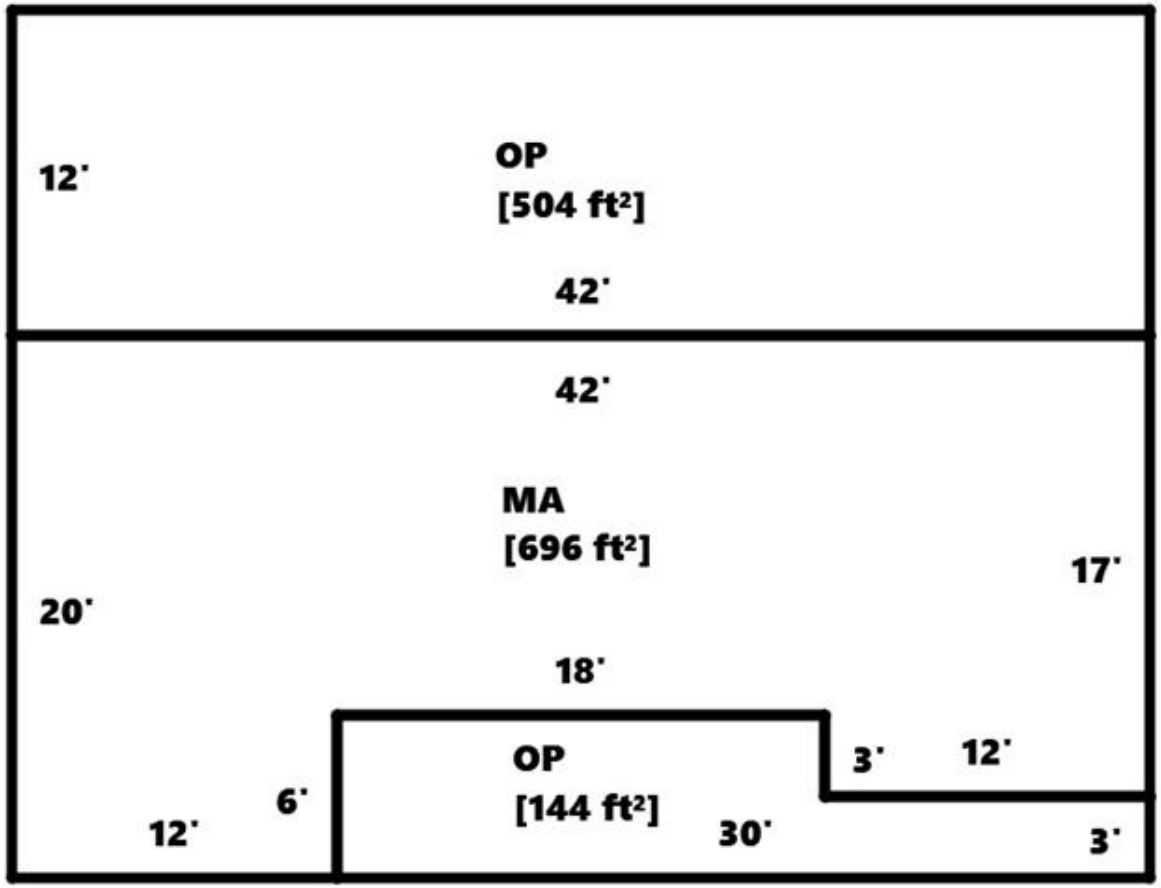
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	CT - COTTAGE
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	2
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
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:	938

BUILDING COMPUTATION

REPLACEMENT COST NEW	225,850
PHYSICAL DEPRECIATION	7%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	209,950

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	696	1.5	E				C	2004	2014	A	93%			133350
FUS	242	1.0									93%			40900
OP	504	1.0									93%			27800
OP	144	1.0									93%			7900