WOODARD, DONALD T.
WOODARD, RHONDA F.
PO BOX 299
BRYSON CITY, NC 28713-0299
ACCOUNT NUMBER: 144234

# Macon County, North Carolina

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

Parcel: 6527383888
Tax Year: 2027
Reval Year: 2023
Appraised By: 12 on 03/26/2025
Information Source:E - ESTIMATE

## PARCEL INFORMATION

| | |
|---|---|
| **Address:** | 1101 OTTER CREEK RD |
| **Neighborhood:** | 09025 - OTTER CREEK |
| **Road Type:** | S - STATE PAVED |
| **Township:** | 09 - NANTAHALA |
| **Utilities:** | S-1, W-1 |
| **View:** | |

## PROPERTY DESCRIPTION

OTTER CREEK RD
3.7700 AC

### PERMIT INFORMATION

| Code | Date | Permit # | Amount |
|---|---|---|---|
| | | | |
| | | | |

## SALES INFORMATION

| Date | Sales Price | Valid | Book / Page |
|---|---|---|---|
| 3/22/2019 | 110000 | Y | C-39/1542 |
| 6/21/2018 | 75000 | N | Q-38/1765 |
| 11/19/2012 | 0 | N | H-35/997 |
| 6/28/2012 | 0 | N | A-35/1195 |

**Plat Book:** **Plat Card:**

## NOTES

LISED FOR 220,000 2/26

## VALUE SUMMARY

| | |
|---|---|
| **LAND:** | 66,830 |
| **BUILDING:** | 176,770 |
| **OBXF:** | 0 |
| **TOTAL APPRAISED:** | 243,600 |
| **DEFERRED VALUE:** | 0 |
| **NET TAXABLE:** | 243,600 |

## 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 | | 17,727 | 3.770 | | | | 10,000 | 66,830 | |
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| | | | | | | | **Total Acres:** | **3.770** | | | **Total Land Value:** | | **66,830** | |

## OUTBUILDING DATA

| CODE | DESC | GRADE | COUNT | LENGTH | WIDTH | UNITS | UNIT PRICE | STORIES | AYB | EYB | COND | PHYS | FOBS | EOBS | % CMPLT | TAX VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## BUILDING DESCRIPTION

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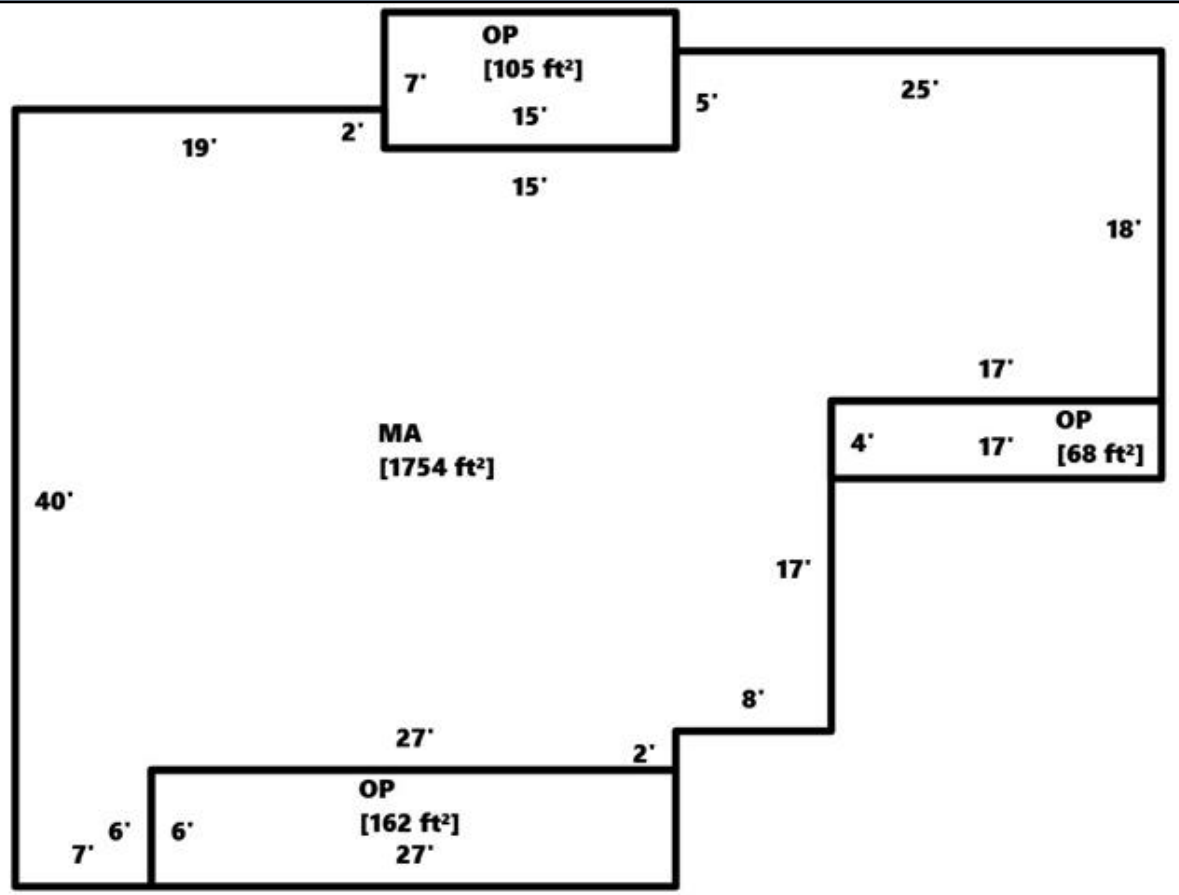
|---|---|
| VALUATION METHOD: | R - RESIDENTIAL |
| USE CODE: | D - DWELLING |
| STYLE: | C - CONVENTIONAL |
| FOUNDATION: | C - CONTINUOUS WALL |
| EXTERIOR WALL 1: | AV - ALUM/VINYL |
| EXTERIOR WALL 2: | |
| ROOF STRUCTURE: | G - GABLE |
| ROOF COVER: | M - METAL |
| BEDROOMS: | 4 |
| FULL BATHS: | 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/S FR DWLG |
| REMARKS: | |
| HEATED SQUARE FEET: | 1,988 |

## BUILDING COMPUTATION

| | |
|---|---|
| REPLACEMENT COST NEW | 276,330 |
| PHYSICAL DEPRECIATION | 36% |
| FUNCTIONAL DEPRECIATION | |
| ECONOMIC DEPRECIATION | |
| % COMPLETE | |
| REPLACEMENT COST NEW LESS DEPRECIATION | 176,770 |

## BUILDING SKETCH




## BUILDING SECTION DETAIL

| TYPE | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB | EYB | COND | P% | E% | F% | VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MA | 1754 | 1.0 | P | | 100% | | D+10 | 1940 | 1990 | A | 64% | | | 151570 |
| FUS | 234 | 1.0 | | | | | | | | | 64% | | | 17200 |
| OP | 162 | 1.0 | | | | | | | | | 64% | | | 3900 |
| OP | 68 | 1.0 | | | | | | | | | 64% | | | 1600 |
| OP | 105 | 1.0 | | | | | | | | | 64% | | | 2500 |