ECKHARDT, JASON
ECKHARDT, ANNA MARIE BURNS
2297 COURT AVE
MEMPHIS, TN 38104-3004
ACCOUNT NUMBER: 152719

Macon County, North Carolina

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

Parcel: 6531055484
Tax Year: 2026
Reval Year: 2023
Appraised By: 25 on 12/19/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	171 SHARONS BLF
Neighborhood:	08036 - RAINBOW MOUNTAIN
Road Type:	S - STATE PAVED
Township:	08 - CARTOOGECHAYE
Utilities:	W-1, S-1
View:	

PROPERTY DESCRIPTION

LOT 3 TR 5 RAINBOW MTN SUBDV
5.1900 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
6/27/2022	423000	Y	X-41/2298
8/17/2020	240000	N	C-40/1971

Plat Book:	2	Plat Card:	2554

NOTES

listed for 550,000 12/25

VALUE SUMMARY

LAND:	95,640
BUILDING:	339,640
OBXF:	0
TOTAL APPRAISED:	435,280
DEFERRED VALUE:	0
NET TAXABLE:	435,280

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		18,428	5.190				10,000	95,640	
							Total Acres:	**5.190**				**Total Land Value:**	**95,640**	

OUTBUILDING DATA

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

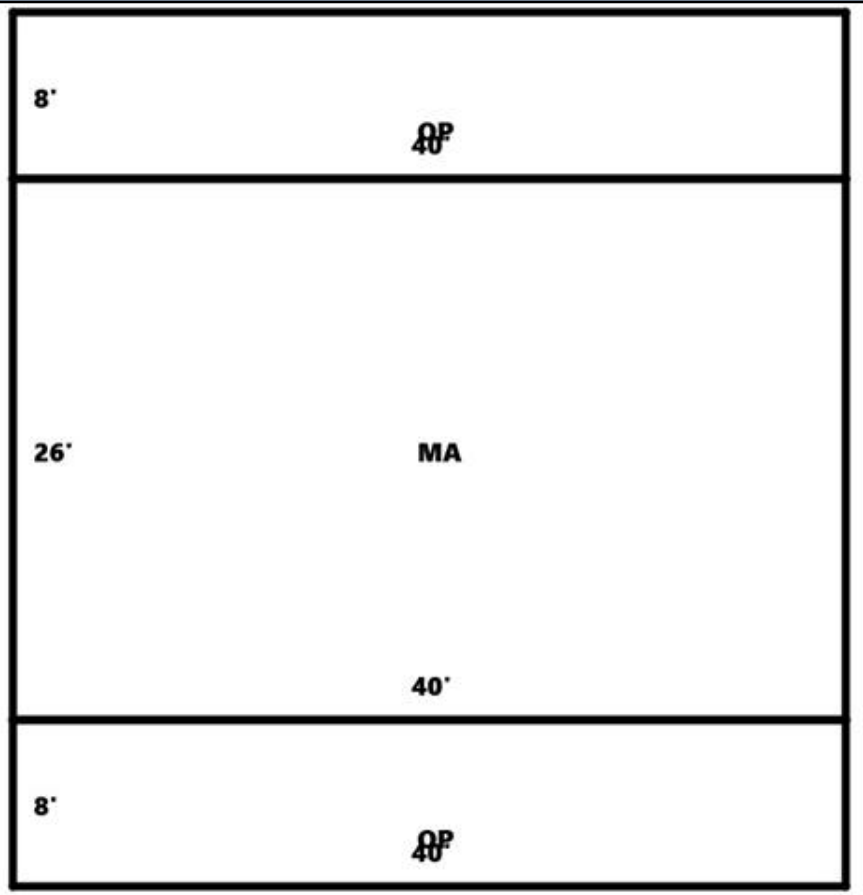
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	L - LOG
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	1
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	SS/1/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	FRAME DWELLING
REMARKS:	
HEATED SQUARE FEET:	1,880

BUILDING COMPUTATION

REPLACEMENT COST NEW	390,380
PHYSICAL DEPRECIATION	13%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	339,640

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1040	1.5	P		100%		C	2007	2007	A	87%			196940
FUS	840	1.0									87%			114300
OP	320	1.0									87%			14200
OP	320	1.0									87%			14200