NOMADIC DRAWINGS ULTRA TRUST
BEATRICE, ROCCO V TTEE
21440 HIGHLAND LAKES BLVD
MIAMI, FL 33179-1661
ACCOUNT NUMBER: 157825

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (2), WEST MACON FIRE DISTRICT TAX

Parcel: 6544349970
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 08/27/2024
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	5140 WAYAH RD
Neighborhood:	08044 - WAYAH RD
Road Type:	S - STATE PAVED
Township:	08 - CARTOOGECHAYE
Utilities:	S-2, W-2
View:	CF - CREEK FRONT

PROPERTY DESCRIPTION

WAYAH RD
0.9100 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
EC	4/24/2024	EC-24-000767	0

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
2/10/2025	0	N	O-43/1206
5/14/2018	388000	Y	O-38/2109
9/15/2009	400000	Y	H-33/474
12/28/2007	335000	N	Y-31/1967
Plat Book:	4	**Plat Card:**	5637

NOTES

listed for 848,000 9/25
reduced to 798,000 10/25
LISTED FOR 888,000 4/26

VALUE SUMMARY

LAND:	139,030
BUILDING:	482,140
OBXF:	0
TOTAL APPRAISED:	621,170
DEFERRED VALUE:	0
NET TAXABLE:	621,170

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	0120	RES CREEK FRONT		R		152,780	0.910	CF100			20,000	139,030	
							Total Acres:	**0.910**			**Total Land Value:**		**139,030**	

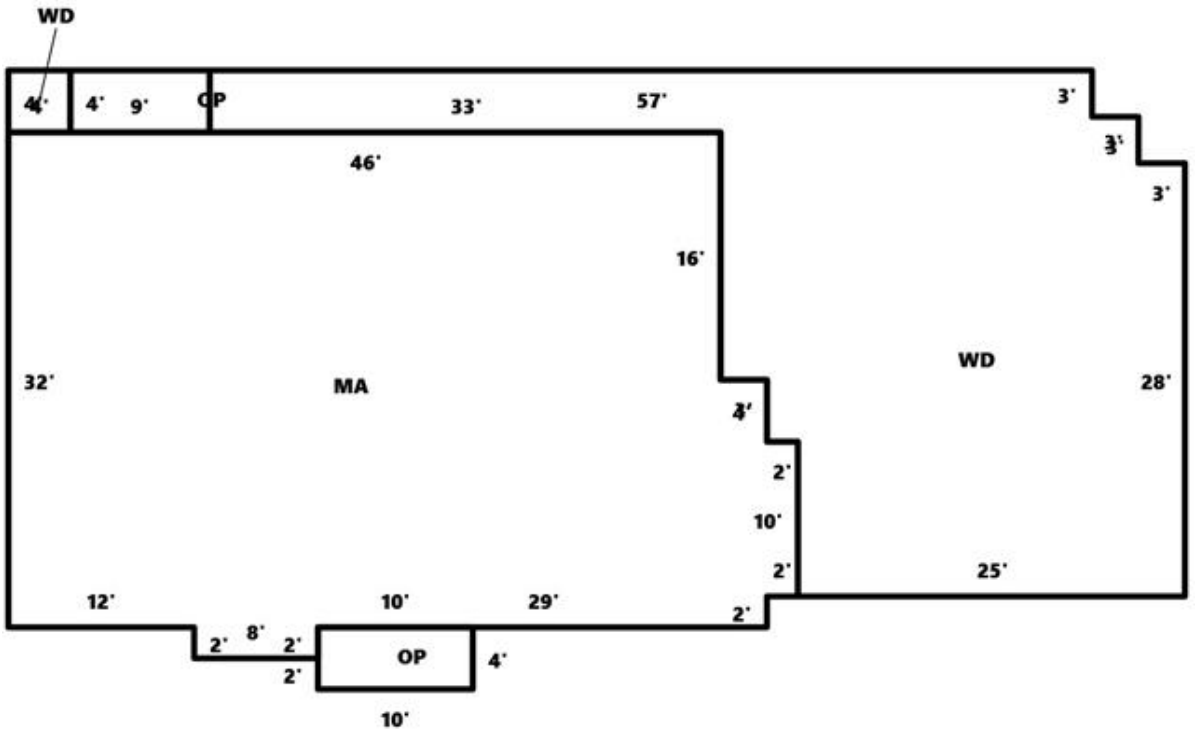
OUTBUILDING DATA

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:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	3
FULL BATHS:	3
HALF BATHS:	
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:	1.5/S FR DWLG & B
REMARKS:	
HEATED SQUARE FEET:	2,256

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	471,860
PHYSICAL DEPRECIATION	22%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	368,010

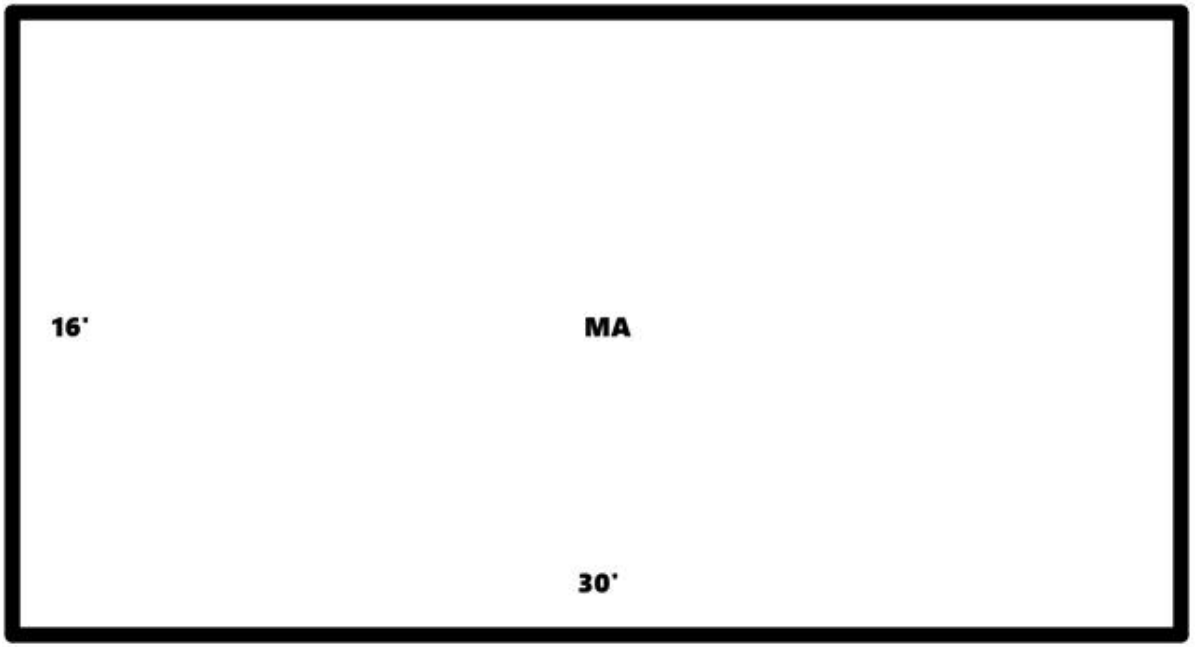
BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1556	1.5	P		100%		C+10	1995	2000	A	78%			240810
FUS	700	1.0									78%			83600
LLU	778	1.0									78%			16200
OP	40	1.0									78%			1600
OP	36	1.0									78%			1400
WD	1063	1.0									78%			20700
WD	176	1.0									78%			3400
WD	16	1.0									78%			300

BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	CT - COTTAGE
FOUNDATION:	S - SLAB
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	F - FRAME
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	1
FULL BATHS:	1
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:	1.0/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	480

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	116,460
PHYSICAL DEPRECIATION	2%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	114,130

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	480	1.0	M		100%		C	2008	2020	A	98%			114130