

MASTA, MICHELLE E  
 MASTA, RICHARD F  
 6456 SYLVA RD  
 FRANKLIN, NC 28734-1254  
 ACCOUNT NUMBER: 154523

# Macon County, North Carolina

Parcel: 6564588472  
 Tax Year: 2026  
 Reval Year: 2023  
 Appraised By: 25 on 11/29/2022  
 Information Source: E - ESTIMATE

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

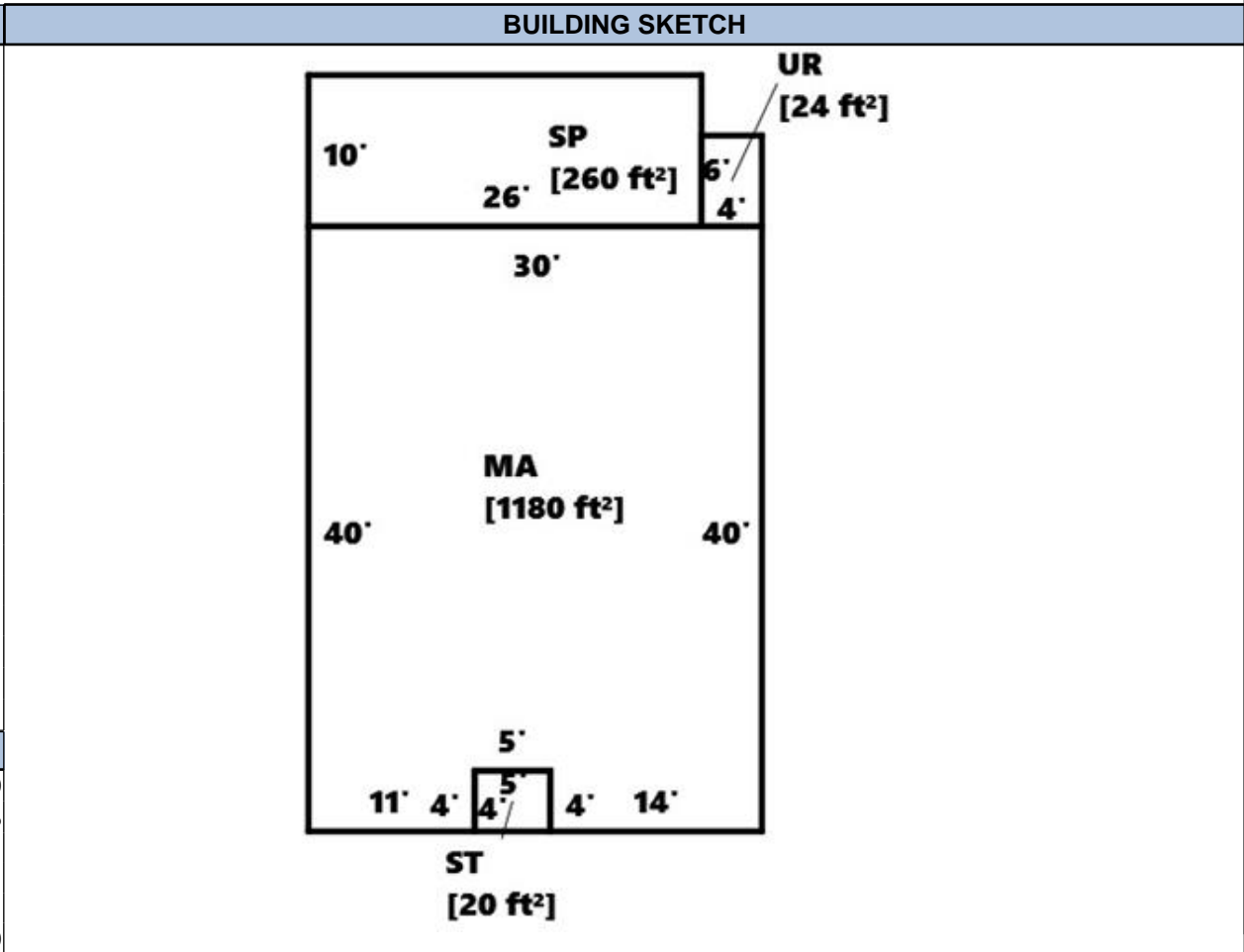
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	850 COUNTRY CLUB DR	UNIT 3 BLDG E MOUNTAIN VISTAS				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	08023 - MILL CREEK MOUNTAIN VISTAS	0.0300 AC				3/2/2023	239000	Y	K-42/296
		PERMIT INFORMATION							
<b>Road Type:</b>	R - PVD PRIVATE	<b>Code</b>	<b>Date</b>	<b>Permit #</b>	<b>Amount</b>	4/7/2017	127000	Y	W-37/1625
<b>Township:</b>	08 - CARTOOGECHAYE					10/20/2008	0	N	Q-32/619
<b>Utilities:</b>	S-1, W-1					8/13/2003	135000	N	F-27/160
<b>View:</b>						<b>Plat Book:</b>	1	<b>Plat Card:</b>	534

NOTES	VALUE SUMMARY
LISTED FOR 249,000 1/23	<b>LAND:</b> 20,000 <b>BUILDING:</b> 188,580 <b>OBXF:</b> 6,300 <b>TOTAL APPRAISED:</b> 214,880 <b>DEFERRED VALUE:</b> 0 <b>NET TAXABLE:</b> 214,880

LAND DATA - MARKET VALUE														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
	1	L	0110	RESIDENTIAL		R	20,000	1.000				0	20,000	
<b>Total Acres:</b>								<b>1.000</b>	<b>Total Land Value:</b>				<b>20,000</b>	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMLPT	TAX VALUE	NOTES
17	CARPORT					252			1989	1989	A					6300	

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	T - TOWNHOUSE
STYLE:	T - TOWNHOUSE
FOUNDATION:	S - SLAB
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	2
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/0/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR TOWNHOUSE
REMARKS:	BLDG E UNIT 3
HEATED SQUARE FEET:	1,180



BUILDING COMPUTATION	
REPLACEMENT COST NEW	248,060
PHYSICAL DEPRECIATION	100%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	188,580

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1180	1.0	P		100%		C	1988	1998	A				173480
SP	260	1.0												13600
ST	20	1.0												400
UR	24	1.0												1100