MURDOCH PROPERTIES OF WNC, LLC
130 COUNTRY CLUB DR
FRANKLIN, NC 28734-7736
ACCOUNT NUMBER: 154460

Macon County, North Carolina

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

Parcel: 6564663890
Tax Year: 2027
Reval Year: 2023
Appraised By: 02 on 03/11/2026
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	72 MOUNTAIN VIEW VILLAS
Neighborhood:	08021 - MILL CREEK GOLF CLUB
Road Type:	R - PVD PRIVATE
Township:	08 - CARTOOGECHAYE
Utilities:	PS-1, PW-1
View:	SR - SHORT RANGE

PROPERTY DESCRIPTION

LOT 3 THE RESERVE AT MILL CREEK
1.0900 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page

Plat Book:	5	**Plat Card:**	13591

NOTES

LISTED FOR 595,000 3/26

VALUE SUMMARY

LAND:	60,000
BUILDING:	380,550
OBXF:	0
TOTAL APPRAISED:	440,550
DEFERRED VALUE:	0
NET TAXABLE:	440,550

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	0150	RES VIEW		R		60,000	1.000				0	60,000	
							Total Acres:	**1.000**				**Total Land Value:**	**60,000**	

OUTBUILDING DATA

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

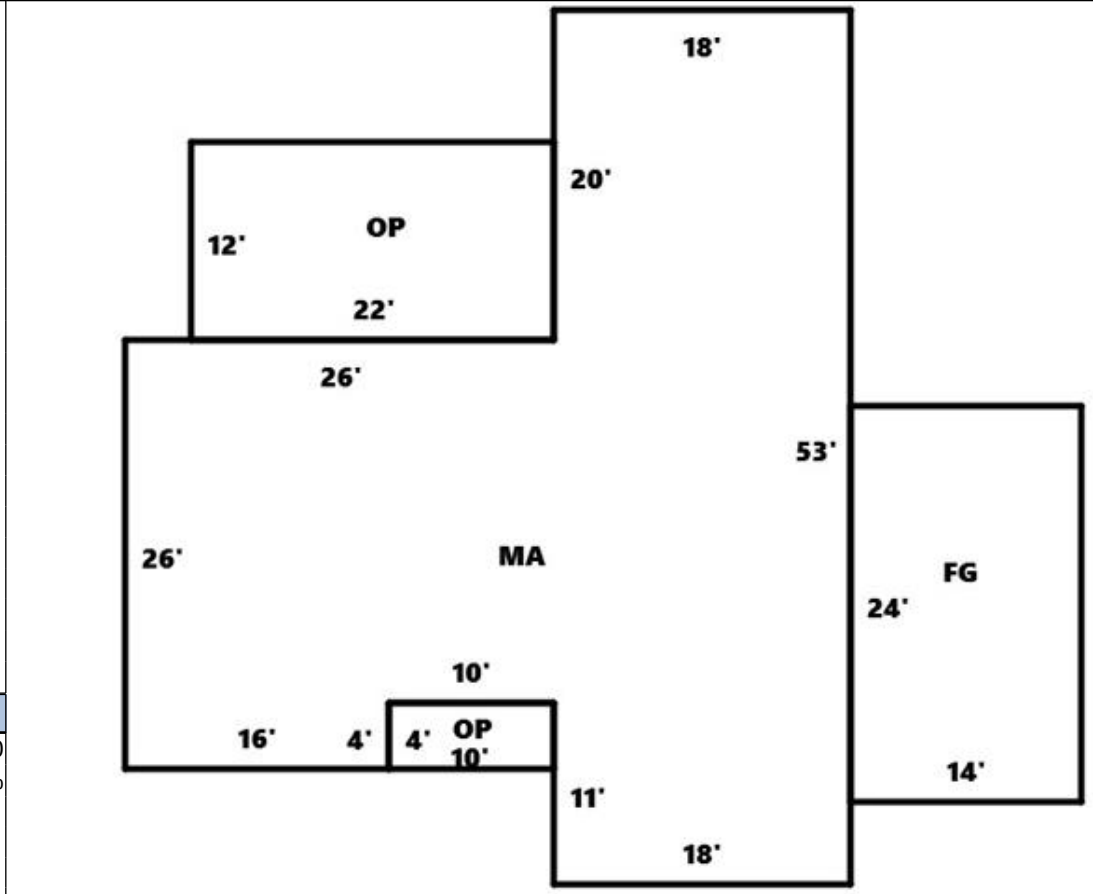
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	CY - CONTEMPORY
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	AV - ALUM/VINYL
ROOF STRUCTURE:	S - SHED
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	2
FULL BATHS:	2
HALF BATHS:	1
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 W B
REMARKS:	
HEATED SQUARE FEET:	1,590

BUILDING COMPUTATION

REPLACEMENT COST NEW	380,620
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	380,550

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1590	1.0	P		100%		C+10	2025	2025	A	100%			286350
FG	336	1.0									100%			33400
LLU	1590	1.0									100%			42100
OP	264	1.0									100%			13100
OP	40	1.0									100%			2000
PA	440	1.0									100%			3600