

DELUCIA, VINCENT J
DELUCIA, STEELEA
25 WEST RIVER RUN DR
FRANKLIN, NC 28734-9011
ACCOUNT NUMBER: 158719

Macon County, North Carolina

Parcel: 6574014814

Tax Year: 2027

Reval Year: 2023

Appraised By: 12 on 12/01/2025

Information Source:E - ESTIMATE

Tax Districts

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	25 WEST RIVER RUN DR	LOT 7 RIVER RUN				Date	Sales Price	Valid	Book / Page
Neighborhood:	08038 - RIVER RUN	1.9900 AC				10/16/2024	77500	Y	J-43/1658
Road Type:	R - PVD PRIVATE	PERMIT INFORMATION				5/3/2006	135000	N	G-30/1248
Township:	08 - CARTOOGECHAYE	Code	Date	Permit #	Amount				
Utilities:	S-1, W-1	BR	7/29/2025	BR-25-001319	544808				
View:	CF - CREEK FRONT					Plat Book:		Plat Card:	

NOTES

Listed for \$775,000 6/26

VALUE SUMMARY

LAND:	81,640
BUILDING:	512,380
OBXF:	0
TOTAL APPRAISED:	594,020
DEFERRED VALUE:	0
NET TAXABLE:	594,020

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		41,025	1.990				10,000	81,640	
Total Acres:								1.990	Total Land Value:			81,640		

OUTBUILDING DATA

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH	
VALUATION METHOD:	R - RESIDENTIAL		
USE CODE:	D - DWELLING		
STYLE:	C - CONVENTIONAL		
FOUNDATION:	C - CONTINUOUS WALL		
EXTERIOR WALL 1:	C - CONC LAP SIDING		
EXTERIOR WALL 2:			
ROOF STRUCTURE:	G - GABLE		
ROOF COVER:	A - ASPH SHINGLE		
BEDROOMS:	3		
FULL BATHS:	2		
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:	1.0/S FR DWLG		
REMARKS:			
HEATED SQUARE FEET:	2,082		
BUILDING COMPUTATION			
REPLACEMENT COST NEW	512,410		
PHYSICAL DEPRECIATION	0%		
FUNCTIONAL DEPRECIATION			
ECONOMIC DEPRECIATION			
% COMPLETE			
REPLACEMENT COST NEW LESS DEPRECIATION	512,380		

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	2082	1.0	P		100%		B	2025	2025	A	100%			430780	
FG	596	1.0									100%			63400	
OP	162	1.0									100%			8600	
OP	180	1.0									100%			9600	