BRODY, MATTHEW LAWERENCE
BRODY, XIA WU
2615 VERDE LN
WINTER PARK, FL 32792-2212
ACCOUNT NUMBER: 162530

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, BURNINGTOWN FIRE DISTRICT TAX

Parcel: 6576516236
Tax Year: 2027
Reval Year: 2023
Appraised By: 21 on 01/06/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address: WILLOW POND RD
Neighborhood: 01058 - OLIVE HILL
Road Type: T - PRIVATE DIRT
Township: 01 - FRANKLIN
Utilities:
View:

PROPERTY DESCRIPTION

LOT 6 WILLOW POND SUB
2.5100 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/23/2026	20000	Y	J-44/61
1/5/2015	0	N	O-36/1389

Plat Book: **Plat Card:**

NOTES

VALUE SUMMARY

LAND:	36,960
BUILDING:	0
OBXF:	0
TOTAL APPRAISED:	36,960
DEFERRED VALUE:	0
NET TAXABLE:	36,960

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		14,725	2.510	S-25			0	36,960	
							Total Acres:	**2.510**				**Total Land Value:**	**36,960**	

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:
USE CODE:
STYLE:
FOUNDATION:
EXTERIOR WALL 1:
EXTERIOR WALL 2:
ROOF STRUCTURE:
ROOF COVER:
BEDROOMS:
FULL BATHS:
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:
REMARKS:
HEATED SQUARE FEET:

BUILDING SKETCH

BUILDING COMPUTATION

REPLACEMENT COST NEW
PHYSICAL DEPRECIATION
FUNCTIONAL DEPRECIATION
ECONOMIC DEPRECIATION
% COMPLETE
REPLACEMENT COST NEW LESS DEPRECIATION

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE