

CLAUD, JANICE D
PO BOX 272
OTTO, NC 28763-0272
ACCOUNT NUMBER: 73341

Macon County, North Carolina

Parcel: 6580231171

Tax Year: 2027

Reval Year: 2023

Appraised By: 25 on 09/06/2022

Information Source:E - ESTIMATE

Tax Districts

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	40 LITTLE MOUNTAIN RD	LOT 3 NATURAL FOREST 1.1400 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	07020 - COWEETA LAB RD					7/16/1998	60000	N	R-22/1386
Road Type:	R - PVD PRIVATE	PERMIT INFORMATION							
Township:	07 - SMITHBRIDGE	Code	Date	Permit #	Amount				
Utilities:	W-1, S-1								
View:	SR - SHORT RANGE								
						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
Listed for \$279,000 5/26	LAND: 29,900 BUILDING: 204,390 OBF: 0 TOTAL APPRAISED: 234,290 DEFERRED VALUE: 0 NET TAXABLE: 234,290

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		27,460	1.000				10,000	27,460	
2	A	0110	RESIDENTIAL				17,429	0.140				0	2,440	
Total Acres:								1.140	Total Land Value:				29,900	

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:	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:															
ELEVATOR TYPE/COUNT/STOPS:															
PHYS OVERRIDE:															
ECONOMIC DEPRECIATION:															
FUNCTIONAL DEPRECIATION:															
SPECIAL CONDITION CODE:															
SPECIAL CONDITION VALUE:															
DESCRIPTION:	1/S FR DWLG & B														
REMARKS:															
HEATED SQUARE FEET:	1,056														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	283,980		WD [16 ft²]												
PHYSICAL DEPRECIATION	28%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	204,390														
BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	1056	1.0	E				C	1988	1995	A	72%			133790	
LLS	528	1.0									72%			29600	
LLU	528	1.0									72%			10300	
SP	352	1.0									72%			17100	
SP	120	1.0									72%			5800	
WD	16	1.0									72%			300	
WD	248	1.0									72%			4500	
WD	164	1.0									72%			3000	