

NISHWITZ, THOMAS J TRUST
 NISHWITZ, THOMAS J TTEE
 340 AUTUMN TRL
 FRANKLIN, NC 28734-4557
 ACCOUNT NUMBER: 158864

Macon County, North Carolina

Parcel: 6592317858
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 25 on 08/21/2023
 Information Source: E - ESTIMATE

Tax Districts
 GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), CLARKS CHAPEL FIRE
 DIST TAX

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	340 AUTUMN TRL	LOT 14 & 15 COMBINATION- SUNSET MTN EST PH I13.1000 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	07016 - SUNSET MTN EST					11/7/2024	0	N	K-43/1553
Road Type:	R - PVD PRIVATE	PERMIT INFORMATION				8/30/2021	0	N	E-41/2124
Township:	07 - SMITHBRIDGE	Code	Date	Permit #	Amount				
Utilities:	S-2, W-1								
View:	MR - MEDIUM RANGE					Plat Book:	5	Plat Card:	11632

NOTES	VALUE SUMMARY
listed for 1,325,000 9/25	LAND: 137,880 BUILDING: 621,820 OBXF: 262,400 TOTAL APPRAISED: 1,022,100 DEFERRED VALUE: 0 NET TAXABLE: 1,022,100

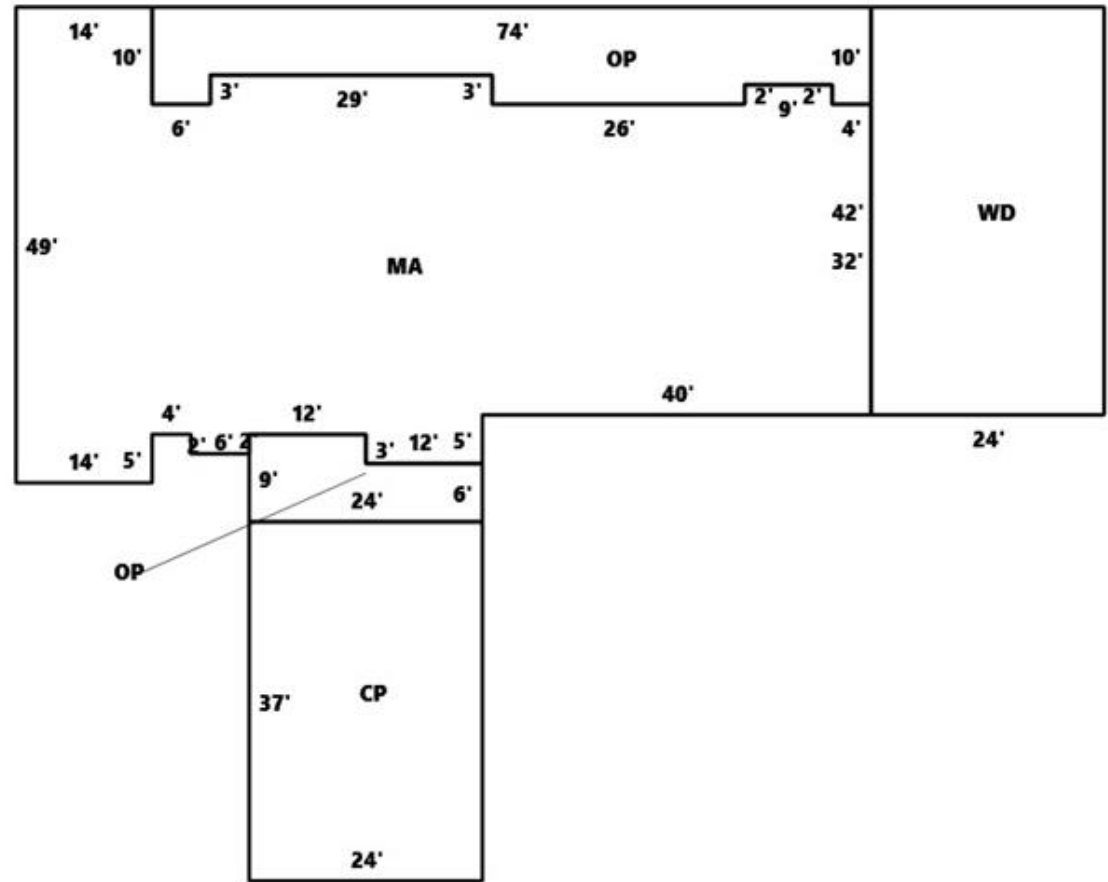
LAND DATA - MARKET VALUE														
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	A	0150	RES VIEW		R	44,477	3.100				14,000	137,880		
Total Acres:							3.100	Total Land Value:					137,880	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
16	CANOPY, LOW COST	C	0.000	20	10	200			2023	2023	A					2200	
27	GARAGE, W/LIVING QUARTERS	C				1189			2020	2020	A					171300	
42	PATIO	B	0.000			2528			2023	2023	A					13900	AROUND POOL
67	SWIMMING POOL RESIDENTIAL	B	0.000	20	30	600			2023	2023	A					75000	

BUILDING DESCRIPTION

VALUATION METHOD: R - RESIDENTIAL
 USE CODE: D - DWELLING
 STYLE: C - CONVENTIONAL
 FOUNDATION: C - CONTINUOUS WALL
 EXTERIOR WALL 1: F - FRAME
 EXTERIOR WALL 2: ST - STONE
 ROOF STRUCTURE: H - HIP
 ROOF COVER: A - ASPH SHINGLE
 BEDROOMS: 3
 FULL BATHS: 3
 HALF BATHS: 1
 ADDITIONAL FIXTURES:
 FIREPLACE TYPE/CNT/OPN/CH: SS/1/2/2
 ELEVATOR TYPE/COUNT/STOPS:
 PHYS OVERRIDE:
 ECONOMIC DEPRECIATION:
 FUNCTIONAL DEPRECIATION:
 SPECIAL CONDITION CODE:
 SPECIAL CONDITION VALUE:
 DESCRIPTION: 1/S FR DWLG
 REMARKS:
 HEATED SQUARE FEET: 3,275

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	740,330
PHYSICAL DEPRECIATION	16%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	621,820

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	3275	1.0	P		100%		B	2005	2005	A	84%			530320
CP	888	1.0									84%			36800
OP	180	1.0									84%			7500
OP	635	1.0									84%			26300
WD	1008	1.0									84%			20900