STEWARD, BRETT
1111 61ST AVE N
ST PETERSBURG, FL 33703-1135
ACCOUNT NUMBER: 158527

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), MTN VALLEY FIRE DISTRICT TAX

Parcel: 7517062352
Tax Year: 2027
Reval Year: 2023
Appraised By: 25 on 02/22/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	1804 COON CREEK RD
Neighborhood:	02010 - COON CREEK
Road Type:	S - STATE PAVED
Township:	02 - MILLSHOAL
Utilities:	W-1, S-1
View:	MR - MEDIUM RANGE

PROPERTY DESCRIPTION

COWEE GAP
1.0000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
9/17/2024	265000	Y	I-43/1160
10/11/2022	224000	Y	D-42/1544
4/7/2006	0	N	E-30/947
9/4/1998	32000	N	U-22/622

Plat Book: **Plat Card:**

NOTES

listed for 419,000 1/26

VALUE SUMMARY

LAND:	50,000
BUILDING:	164,680
OBXF:	0
TOTAL APPRAISED:	214,680
DEFERRED VALUE:	0
NET TAXABLE:	214,680

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		50,000	1.000				10,000	50,000	

Total Acres: 1.000 **Total Land Value:** 50,000

OUTBUILDING DATA

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

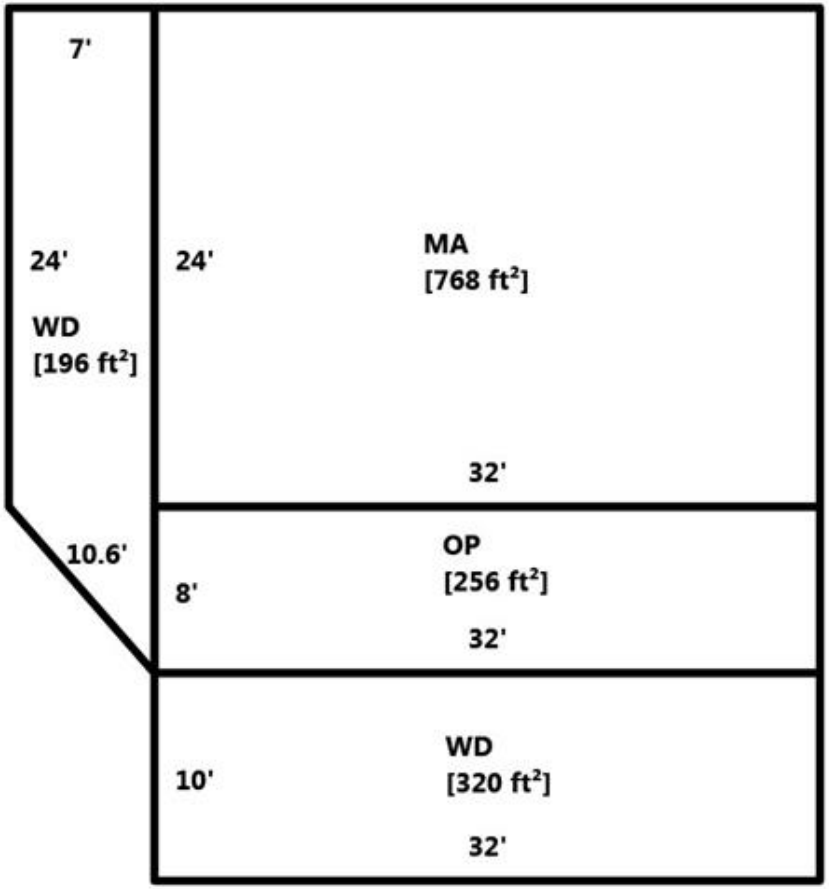
BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	2
FULL BATHS:	1
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR DWLG
REMARKS:	IRREG. DECK
HEATED SQUARE FEET:	768

BUILDING COMPUTATION

REPLACEMENT COST NEW	189,250
PHYSICAL DEPRECIATION	13%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	164,680

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	768	1.0	P		100%		C	1972	2007	A	87%			139180
OP	256	1.0									87%			12700
WD	320	1.0									87%			7900
WD	196	1.0									87%			4900