BALDWIN, STEPHEN M.
BALDWIN, VICKI H.
PO BOX 942
FRANKLIN, NC 28744
ACCOUNT NUMBER: 136413

Macon County, North Carolina

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

Parcel: 7540574581
Tax Year: 2027
Reval Year: 2023
Appraised By: 101 on 12/16/2024
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	149 WOODLAND HILL DR
Neighborhood:	05025 - HIDDEN HILLS SUBD
Road Type:	R - PVD PRIVATE
Township:	05 - HIGHLANDS
Utilities:	S-1, W-1
View:	

PROPERTY DESCRIPTION

LT 31 REV HIGHLANDS HILLS SUBDV
0.5400 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BR	7/1/2024	BR-24-001289	484120

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
11/27/2018	42000	N	X-38/2285

Plat Book: **Plat Card:**

NOTES

LISTED FOR 1,695,000 3/25, reduced to 1,375,000 10/25
reduced to 1,370,000 12/25

VALUE SUMMARY

LAND:	151,910
BUILDING:	645,560
OBXF:	0
TOTAL APPRAISED:	797,470
DEFERRED VALUE:	0
NET TAXABLE:	797,470

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		281,315	0.540				10,000	151,910	
							Total Acres:	**0.540**				**Total Land Value:**	**151,910**	

OUTBUILDING DATA

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

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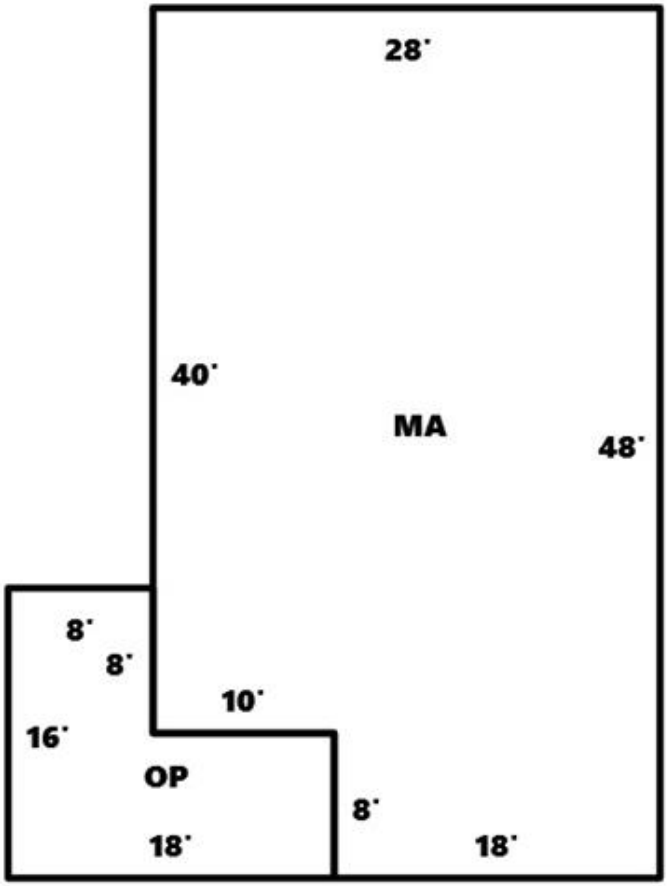
BUILDING DESCRIPTION

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:	A - ASPH SHINGLE
BEDROOMS:	3
FULL BATHS:	3
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	ST/1/1/0
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1.5/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	1,608

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	645,560
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	645,560

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1264	1.5	P		100%		B	2024	2024	A	100%			512960
FUS	344	1.0									100%			110800
OP	208	1.0									100%			21800