

15880706-5504-1-1*

MACON COUNTY TAX COLLECTOR
5 WEST MAIN ST.
FRANKLIN, NC 28734
www.maconnc.org



2024 PROPERTY TAX NOTICE

PLEASE READ BACK PAGE

- Billing & Payment Questions
828-349-2142
828-349-2146
Business & Personal Property
828-349-2144
Real Property Assessment
828-349-2143
Exemption & Deferment
828-349-2182
Land Records & Mapping
828-349-2168

15880706-5504-1 1 1 *****AUTO**5-DIGIT 28734



COSTA, JOHN SANTO
COSTA, TAYLOR
121 ROCKY BRANCH RD
FRANKLIN NC 28734-3827

To receive, pay, or review your bill electronically,
visit: <https://maconnctax.billbridge.com>
Pay by Phone 1 (888) 558-5344 or scan here:



JAN 1 Owner		Site Address	Acres
COSTA, JOHN SANTO		121 ROCKY BRANCH RD	8.49

Tax Year	Parcel No.	Account No.	Bill No.	Bill Date	Due Date	Delinquent After
2024	7524086860	153673	232275	07/24/24	09/01/24	01/06/25

Description of Property		Taxable Value	Description of Charges		
BUILDING VALUE		386,940	Tax District	Rate Per \$100	Amount Due
LAND VALUE		126,140	GENERAL COUNTY TAX	.2700	1,385.32
REAL ESTATE TOTAL VALUE		513,080	CULLASAJA FIRE DISTRICT TAX	.0480	246.28
LESS AGE/DISABILITY/EXCLUSION VALUE		0	LANDFILL FEE RESIDENTIAL		120.00
LESS DEFERRED VALUE		0	LATE LISTING PENALTY	10%	0.00
TOTAL TAXABLE VALUE		513,080	PRIOR YEAR TAXES:		0.00
			TOTAL DUE		\$1,751.60

2.65% fee based on Total Amount Paid



Online Payment:

maconnctax.billbridge.com



Pay with a picture in seconds!
Search Papaya Payments in the App Store

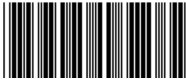


Call 828-349-2142 to inquire
about a payment plan

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS

THIS PORTION MUST BE RETURNED WITH PAYMENT

Tax Year	Parcel No.	Account No.	Bill No.	Due Date	Delinquent After	Amount Due
2024	7524086860	153673	232275	09/01/24	01/06/25	\$1,751.60
TO CHANGE YOUR MAILING ADDRESS, PLEASE FILL IN YOUR NEW ADDRESS BELOW						Amount Paid



NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

COSTA, JOHN SANTO
COSTA, TAYLOR
121 ROCKY BRANCH RD
FRANKLIN NC 28734-3827

Retain the top portion of this statement and
your canceled check for proof of payment.

MAKE CHECK PAYABLE & REMIT TO:



MACON COUNTY TAX COLLECTOR
PO BOX 71059
CHARLOTTE NC 28272-1059

2410000002322750001751604

11743PPTN 7/19/24 PMS 286, Y, K 3.5

FREQUENTLY ASKED QUESTIONS – PROPERTY ANNUAL BILLING

- 1. RECEIPTS:** Receipts will not be sent for mail payments. For proof of payment and income tax purposes retain the top portion of this bill for your records or visit maconnctax.billbridge.com and click tax bill search.
- 2. APPEALS:** Appeals relating to the value, situs or taxability of Personal Property must be received within 30 days of the date of this notice. Personal Property is considered to be the following: boats, boat motors, manufactured homes, jet skis, aircraft, campers and untagged vehicles, farm equipment or Business Personal Property such as furniture, fixtures, and equipment used for a trade or business.

All questions regarding real property or personal property tax values should be directed to the Tax Assessor's office at 828-349-2143.
- 3. SOLD PROPERTY:** If you transferred ownership of real property after January 1st, and you are no longer the recorded owner of real property, please forward this notice to the new owner or disregard. Personal Property is still due and payable as of January 1st.
- 4. BANKRUPTCY:** If for any reason the above named taxpayer is in bankruptcy, please disregard this notice, however, it would be appreciated if you would ask your trustee to advise as to the status of your account.
- 5. DUE DATE:** Property taxes are due and payable Sept. 1 and must be paid by Jan. 5. Interest begins Jan. 6 at a rate of 2% and 3/4 of 1% each month thereafter. Delinquent taxes are subject to Levy, Foreclosure and/or Garnishment of bank deposits, state refunds and wages - with a \$60.00 fee applied.
- 6. INTEREST:** Interest accrues at the rate of 2% the first month past due and ¾% added the first day of each month thereafter until paid in full. Interest is determined by the U.S. Postal Postmark - not postage meter date.
- 7. FAILURE TO PAY:** Past due taxes are subject to enforcement measures and will begin immediately after the past due date. Unpaid tax bills are subject to garnishment, attachment of bank accounts, rents, state refunds or lottery winnings, levy or other legal action after January 5th, and any collection cost will be added to the tax bill. Please contact the office for legal ramifications of non payment.
- 8. ESCROW/MORTGAGE ACCOUNTS:** The property owner is responsible for full payment of this bill. If your property tax bill is escrowed (paid by your mortgage lender), you are responsible to notify them and verify payment has been received by the Tax Department. It is the taxpayer's sole responsibility to ensure that your mortgage lender has submitted payment of your taxes.
- 9. eSTATEMENTS:** In an effort to be environmentally friendly, we invite you to visit our eStatement website to register to receive all your documents electronically. Please logon to Macon County at maconnctax.billbridge.com. Enter the requested information including the account number to begin receiving your statement electronically. You will find your account number located on your statement.
- 10. SMARTPHONE USERS:** Scan the QRcode on the front of this statement with your smartphone to access the Macon County Tax Office payment portal.
- 11. PAPAYA:** Search Papaya Payments in the App Store and download the App to make your payment with Papaya.
- 12. RETURN CHECK FEE:** If your check is dishonored or returned for any reason, you will be charged a fee. This fee will include the amount of the returned check, plus ten percent (10%) of the amount of the returned check up to a maximum of one thousand dollars (\$1,000) or a \$25.00 processing fee, whichever is greater as required by the North Carolina General Statute §105-357(b)(2). Tax receipts are null and void if payment is made with a check that fails to clear the bank. Return checks are subject to criminal prosecution.
- 13. PARTIAL PAYMENTS:** Will be accepted. **Payment agreement must be established by September 1, 2024.** If you have not established a payment agreement by September 1 or paid taxes in full by January 5, 2025, collection of delinquent taxes will be enforced starting January 6, 2025. **Monthly payments are only accepted prior to delinquency date of January 5, 2025.**

Please mail bottom portion with payment to address on front of the tax bill.

Payments may also be made in person at the Tax Collector's Office, 5 West Main Street, Franklin, N.C. 28734. Drop box is located outside of the office. To pay by credit card go to the website at maconnctax.billbridge.com. A convenience fee of 2.65% is charged for credit cards and \$1.50 for ACH payments.

Collection Hours: Monday - Friday 8:00 a.m. - 5:00 p.m.