ZVM VENTURES LLC
2656 FINDLAY AVE SW
PALM BAY, FL 32908-1335
ACCOUNT NUMBER: 148977

Macon County, North Carolina

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

Parcel: 7517345268
Tax Year: 2026
Reval Year: 2023
Appraised By: 25 on 03/09/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	15 GROUSE RD
Neighborhood:	02044 - WATAUGA VISTA
Road Type:	R - PVD PRIVATE
Township:	02 - MILLSHOAL
Utilities:	W-1, S-1
View:	SR - SHORT RANGE

PROPERTY DESCRIPTION

LOTS 128 & 129 SEC 6 WATAUGA VISTA
1.5700 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/8/2021	280000	Y	U-40/1176
10/11/2018	140000	Y	V-38/2414

Plat Book: **Plat Card:**

NOTES

VALUE SUMMARY

LAND:	30,000
BUILDING:	287,450
OBXF:	0
TOTAL APPRAISED:	317,450
DEFERRED VALUE:	0
NET TAXABLE:	317,450

LAND DATA - MARKET VALUE

	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0150	RES VIEW		R		30,000	1.000				0	30,000	

Total Acres: **1.000** **Total Land Value:** **30,000**

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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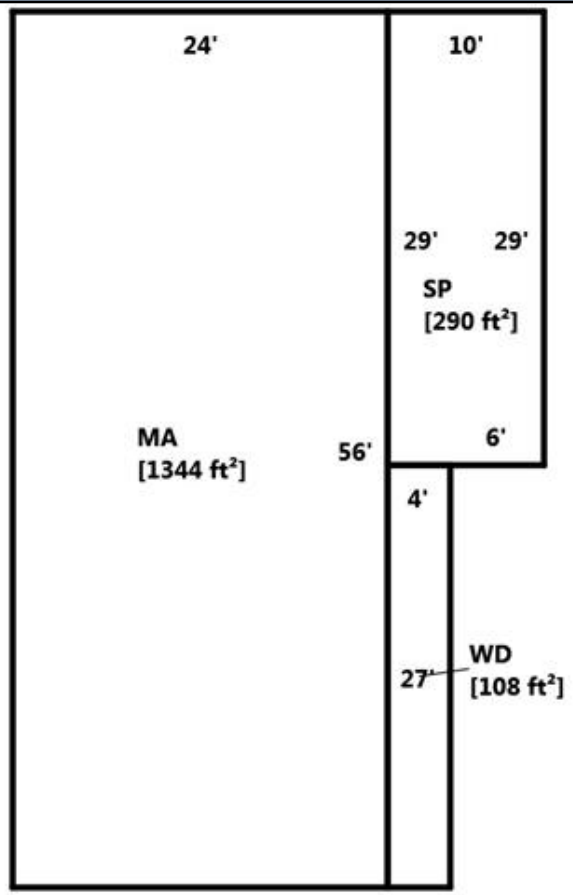
BUILDING DESCRIPTION

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:	4
FULL BATHS:	3
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 & B
REMARKS:	
HEATED SQUARE FEET:	1,344

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	378,240
PHYSICAL DEPRECIATION	100%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	287,450

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1344	1.0	E		100%		C	1983	1998	A				195050
LLF	874	1.0												65100
LLU	470	1.0												9900
SP	290	1.0												15300
WD	108	1.0												2100