SINTOW, RODERICK
SINTOW, IRENE
1955 NE 118TH RD
NORTH MIAMI, FL 33181-3317
ACCOUNT NUMBER: 154136

Macon County, North Carolina

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

Parcel: 7541962060
Tax Year: 2025
Reval Year: 2023
Appraised By: 21 on 07/28/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	54 DEER RUN
Neighborhood:	05013 - COLD SPRINGS
Road Type:	R - PVD PRIVATE
Township:	05 - HIGHLANDS
Utilities:	S-1, CW-1
View:	

PROPERTY DESCRIPTION

LOT 66 COLD SPRINGS
0.9000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
12/29/2022	667500	Y	H-42/1513
11/25/2019	390000	Y	P-39/116
3/21/1968	2600	N	Z-13/187

Plat Book:	5	**Plat Card:**	12361

NOTES

LISTED FOR 995,000 9/22

VALUE SUMMARY

LAND:	137,650
BUILDING:	512,340
OBXF:	0
TOTAL APPRAISED:	649,990
DEFERRED VALUE:	0
NET TAXABLE:	649,990

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		152,944	0.900				4,000	137,650	
							Total Acres:	**0.900**			**Total Land Value:**		**137,650**	

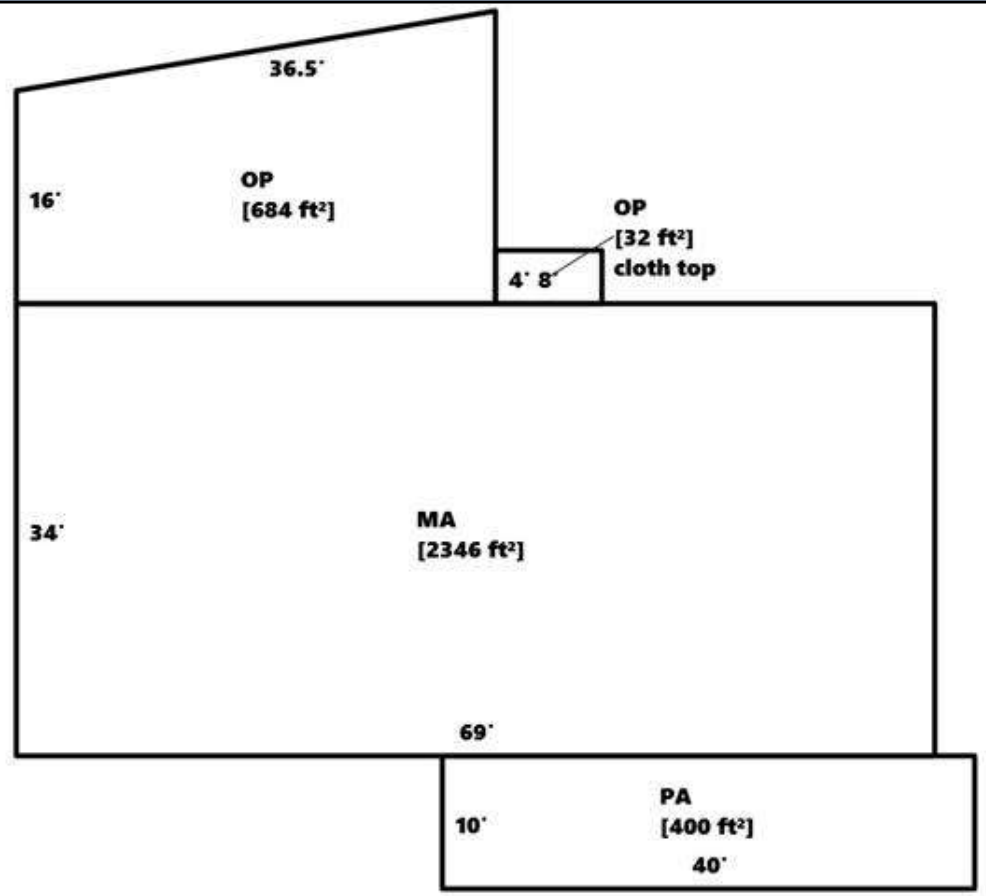
OUTBUILDING DATA

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:	SL - SPLIT LEVEL
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:	1
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	0.20000
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR DWLG & B
REMARKS:	DESIGN -20
HEATED SQUARE FEET:	2,346

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	1,000,740
PHYSICAL DEPRECIATION	100%
FUNCTIONAL DEPRECIATION	20%
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	512,340

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	2346	1.0	F		100%		B	1990	1990	A				337740
LLF	1734	1.0												131000
LLU	578	1.0												12300
OP	32	1.0												1300
OP	684	1.0												27400
PA	400	1.0												2600