LITTLEJOHN, DAVID TRUST
LITTLEJOHN, DAVID TTEE
431 JUDDS TRL
FRANKLIN, NC 28734-5997
ACCOUNT NUMBER: 159709

Macon County, North Carolina

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

Parcel: 6568791815
Tax Year: 2027
Reval Year: 2023
Appraised By: 02 on 01/23/2026
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	431 JUDDS TRL
Neighborhood:	11031 - JUDDS TRL
Road Type:	R - PVD PRIVATE
Township:	11 - COWEE
Utilities:	S-1, W-1
View:	SR - SHORT RANGE

PROPERTY DESCRIPTION

OFF HWY 28
1.0500 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BR	7/26/2024	BR-24-001487	130000

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
3/19/2025	365000	Y	P-43/2235
6/6/2024	120000	Y	D-43/2373
10/31/2022	0	N	E-42/1797
9/2/2005	55000	Y	N-29/1409

Plat Book: **Plat Card:**

NOTES

Listed for $399,000 6/26

VALUE SUMMARY

LAND:	28,710
BUILDING:	297,590
OBXF:	0
TOTAL APPRAISED:	326,300
DEFERRED VALUE:	0
NET TAXABLE:	326,300

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		27,343	1.050				10,000	28,710	
							Total Acres:	**1.050**				**Total Land Value:**	**28,710**	

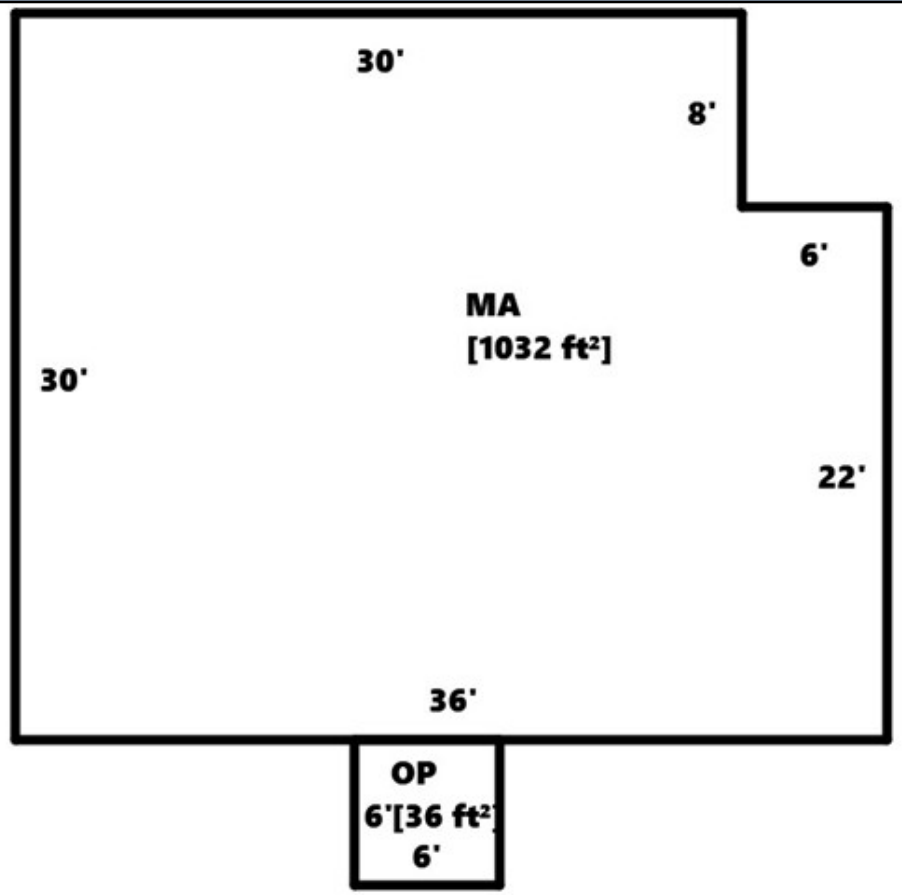
OUTBUILDING DATA

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:	S - SLAB
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1.5/S FR DWL
REMARKS:	
HEATED SQUARE FEET:	1,712

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	297,650
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	297,590

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1032	1.0	P		100%		C	2024	2024	A	100%			189190
FUS	680	1.0									100%			106600
OP	36	1.0									100%			1800