

BALDWIN, SHARON S
403 W COVENTRY DR
FRANKLIN, NC 28734
ACCOUNT NUMBER: 77067

Macon County, North Carolina

Parcel: 6574048465

Tax Year: 2027

Reval Year: 2023

Appraised By: 02 on 01/16/2026

Information Source:E - ESTIMATE

Tax Districts

GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), WEST MACON FIRE
DISTRICT TAX

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	403 WEST COVENTRY DR	LOT 6 PH I CONVENTRY PLACE SUBD 0.3800 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	08006 - COVENTRY PLACE					9/5/2001	150000	N	A-25/547
Road Type:	R - PVD PRIVATE	PERMIT INFORMATION				6/29/2001	170000	N	V-24/1143
Township:	08 - CARTOOGECHAYE	Code	Date	Permit #	Amount	6/14/2000	0	N	A-24/565
Utilities:	PS-1, PW-1								
View:						Plat Book:		Plat Card:	

NOTES

Listed for \$449,900 6?26

VALUE SUMMARY

LAND:	24,620
BUILDING:	258,960
OBXF:	3,600
TOTAL APPRAISED:	287,180
DEFERRED VALUE:	0
NET TAXABLE:	287,180

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		64,789	0.380				0	24,620	
							Total Acres:	0.380			Total Land Value:		24,620	

OUTBUILDING DATA

[illegible]

The floor plan shows a property with the following areas and dimensions:

- PATIO**: 12' wide, 24'60" deep. Area: [288 ft²].
- MAIN AREA**: 26' wide, 32' deep. Area: [1700 ft²].
- OPEN PORCH**: 10' wide, 13'6" deep. Area: [134 ft²].
- FINISHED GARAGE**: 24' wide, 20' deep. Area: [504 ft²].

Additional dimensions and area calculations are provided in the table below:

Area	Dimensions	Area (ft²)
Patio	12' x 24'60"	288
Main Area	26' x 32'	1700
Open Porch	10' x 13'6"	134
Finished Garage	24' x 20'	504
Total		3626

BUILDING COMPUTATION

BUILDING SECTION DETAIL