

COCHRAN, DARIAN SHANE  
52 TCS LN  
FRANKLIN, NC 28734-9388  
ACCOUNT NUMBER: 71889

## Macon County, North Carolina

Parcel: 6576792652

Tax Year: 2027

Reval Year: 2023

Appraised By: 02 on 06/29/2026

Information Source:E - ESTIMATE

## Tax Districts

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

| PARCEL INFORMATION   |                   | PROPERTY DESCRIPTION                     |             |                 |               | SALES INFORMATION |                    |                   |                    |
|----------------------|-------------------|------------------------------------------|-------------|-----------------|---------------|-------------------|--------------------|-------------------|--------------------|
| <b>Address:</b>      | 480 WEDGEWOOD RD  | LOT 6 BLK B WEDGEWOOD ACRES<br>0.8500 AC |             |                 |               | <b>Date</b>       | <b>Sales Price</b> | <b>Valid</b>      | <b>Book / Page</b> |
| <b>Neighborhood:</b> | 01016 - DELLWOOD  |                                          |             |                 |               | 3/27/2025         | 17000              | Y                 | Q-43/545           |
| <b>Road Type:</b>    | T - PRIVATE DIRT  | <b>PERMIT INFORMATION</b>                |             |                 |               | 9/18/2001         | 7500               | N                 | B-25/399           |
| <b>Township:</b>     | 01 - FRANKLIN     | <b>Code</b>                              | <b>Date</b> | <b>Permit #</b> | <b>Amount</b> |                   |                    |                   |                    |
| <b>Utilities:</b>    | S-1, W-1          | BR                                       | 9/23/2025   | BR-25-001881    | 180000        |                   |                    |                   |                    |
| <b>View:</b>         | MR - MEDIUM RANGE |                                          |             |                 |               | <b>Plat Book:</b> | 5                  | <b>Plat Card:</b> | 13542              |

## NOTES

Listed for \$500,000 7/26

## VALUE SUMMARY

|                         |         |
|-------------------------|---------|
| <b>LAND:</b>            | 54,870  |
| <b>BUILDING:</b>        | 307,360 |
| <b>OBXF:</b>            | 0       |
| <b>TOTAL APPRAISED:</b> | 362,230 |
| <b>DEFERRED VALUE:</b>  | 0       |
| <b>NET TAXABLE:</b>     | 362,230 |

## 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   | 0150 | RES VIEW    |        | R      |        | 64,553         | 0.850 | T-10              |       |       | 10,000    | 54,870 |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
|              |     |      |             |        |        |        |                |       |                   |       |       |           |        |       |
| Total Acres: |     |      |             |        |        |        |                | 0.850 | Total Land Value: |       |       | 54,870    |        |       |

## OUTBUILDING DATA

[illegible]

| BUILDING DESCRIPTION                   |                     | BUILDING SKETCH                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------|---------------------|----------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION METHOD:                      | R - RESIDENTIAL     | <div><div>4'WD6'</div><div><div>30'</div><div>MA</div><div>50'</div><div>8'OP50'</div></div></div> |  |  |  |  |  |  |  |  |  |  |  |  |  |
| USE CODE:                              | D - DWELLING        |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| STYLE:                                 | C - CONVENTIONAL    |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOUNDATION:                            | C - CONTINUOUS WALL |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTERIOR WALL 1:                       | C - CONC LAP SIDING |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTERIOR WALL 2:                       |                     |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ROOF STRUCTURE:                        | G - GABLE           |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ROOF COVER:                            | A - ASPH SHINGLE    |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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/S FR DWLG W B     |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REMARKS:                               |                     |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| HEATED SQUARE FEET:                    | 1,500               |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING COMPUTATION                   |                     |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REPLACEMENT COST NEW                   | 307,390             |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PHYSICAL DEPRECIATION                  | 0%                  |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FUNCTIONAL DEPRECIATION                |                     |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ECONOMIC DEPRECIATION                  |                     |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| % COMPLETE                             |                     |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REPLACEMENT COST NEW LESS DEPRECIATION | 307,360             |                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING SECTION DETAIL |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|-------------------------|------|-----|-----------|-------|------|------------|-------|------|------|------|------|----|----|--------|--|
| TYPE                    | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB  | EYB  | COND | P%   | E% | F% | VALUE  |  |
| MA                      | 1500 | 1.0 | P         |       | 100% |            | C     | 2026 | 2026 | A    | 100% |    |    | 247160 |  |
| LLS                     | 100  | 1.0 |           |       |      |            |       |      |      |      | 100% |    |    | 7100   |  |
| LLU                     | 1400 | 1.0 |           |       |      |            |       |      |      |      | 100% |    |    | 34200  |  |
| OP                      | 400  | 1.0 |           |       |      |            |       |      |      |      | 100% |    |    | 18300  |  |
| WD                      | 24   | 1.0 |           |       |      |            |       |      |      |      | 100% |    |    | 600    |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |
|                         |      |     |           |       |      |            |       |      |      |      |      |    |    |        |  |