

VINEYARDS & VILLAS, LLC
 C/O EUGENE A. HANCOCK, JR.,
 20 KOVACS RD
 FRANKLIN, NC 28734-1401
 ACCOUNT NUMBER: 150623

Macon County, North Carolina

Parcel: 6584495942
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 20 on 10/20/2022
 Information Source: E - ESTIMATE

Tax Districts
 GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, LANDFILL FEE
 RESIDENTIAL (14), FRANKLIN TAX

PARCEL INFORMATION	PROPERTY DESCRIPTION	SALES INFORMATION						
Address: 520 BAIRD COVE RD Neighborhood: 12002 - BAIRD COVE Road Type: S - STATE PAVED Township: 12 - FRANKLIN CITY Utilities: A-1 View:	BRUCE PALMER SUBD/CRAWFORD FARM 7.8000 AC	Date	Sales Price	Valid	Book / Page			
	PERMIT INFORMATION	9/17/2021	0	N	G-41/416			
	Code	Date	Permit #	Amount	9/17/2021	1400000	N	G-41/422
					12/28/2012	0	N	J-35/546
					1/26/2010	0	N	M-33/2342
		Plat Book:		Plat Card:				

NOTES	VALUE SUMMARY
	LAND: 152,880 BUILDING: 1,698,820 OBXF: 0 TOTAL APPRAISED: 1,851,700 DEFERRED VALUE: 0 NET TAXABLE: 1,851,700

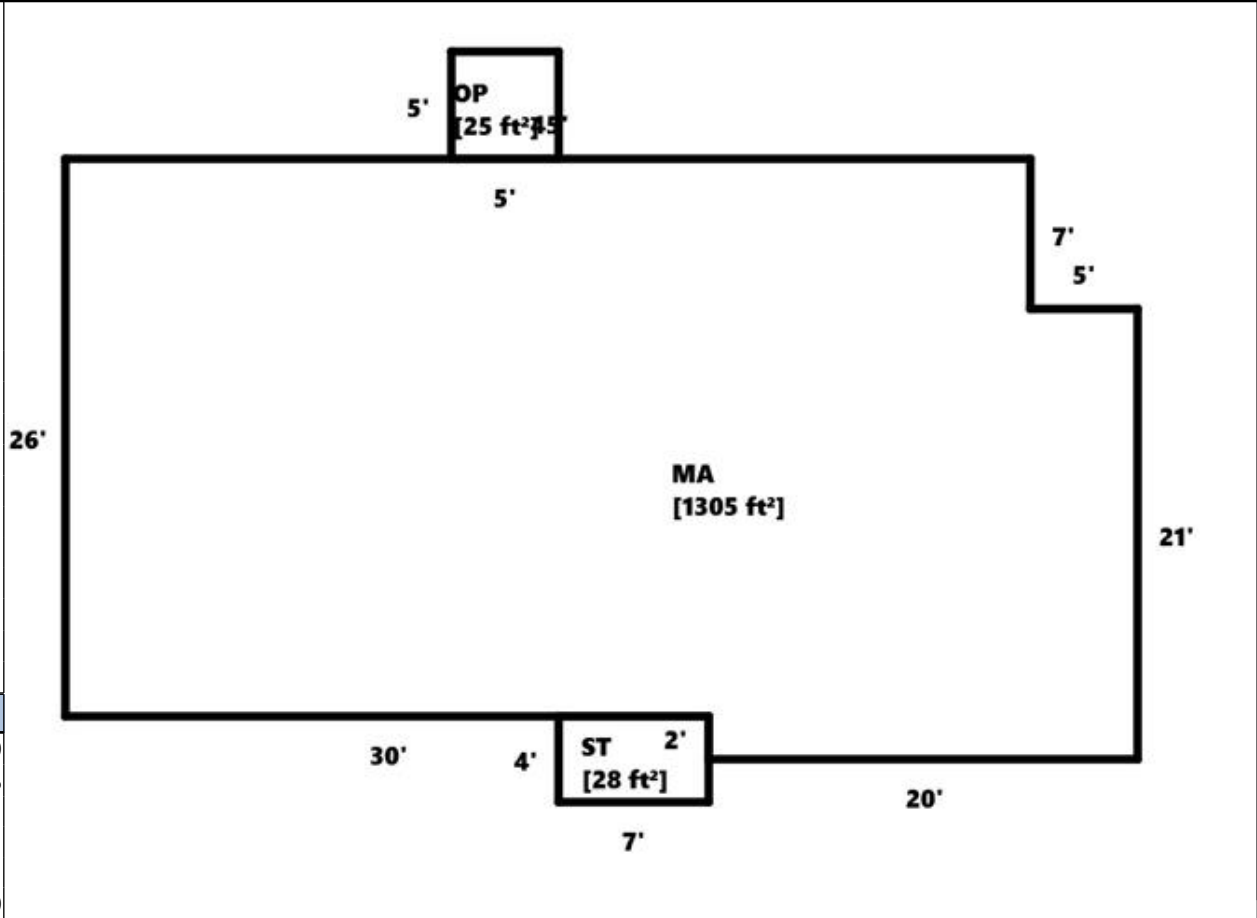
LAND DATA - MARKET VALUE													
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0110	RESIDENTIAL	FR1	R	19,600	7.800				0	152,880	
Total Acres:							7.800	Total Land Value:				152,880	

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: C - CONTINUOUS WALL
 EXTERIOR WALL 1: F - FRAME
 EXTERIOR WALL 2:
 ROOF STRUCTURE: G - GABLE
 ROOF COVER: A - ASPH SHINGLE
 BEDROOMS: 3
 FULL BATHS: 1
 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: 1,305

BUILDING SKETCH



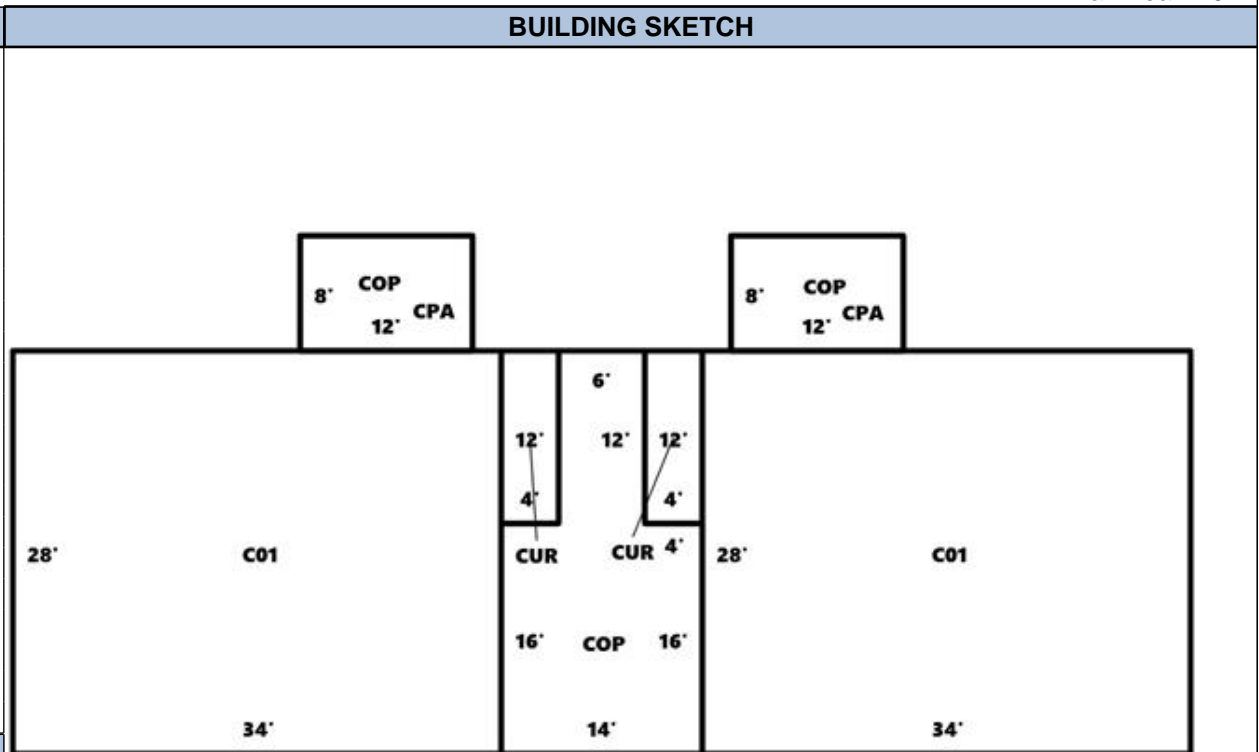
BUILDING COMPUTATION

REPLACEMENT COST NEW	254,680
PHYSICAL DEPRECIATION	30%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	178,300

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1305	1.0	F				C	1954	1994	A	70%			153800
LLU	1305	1.0									70%			23200
OP	25	1.0									70%			800
ST	28	1.0									70%			500

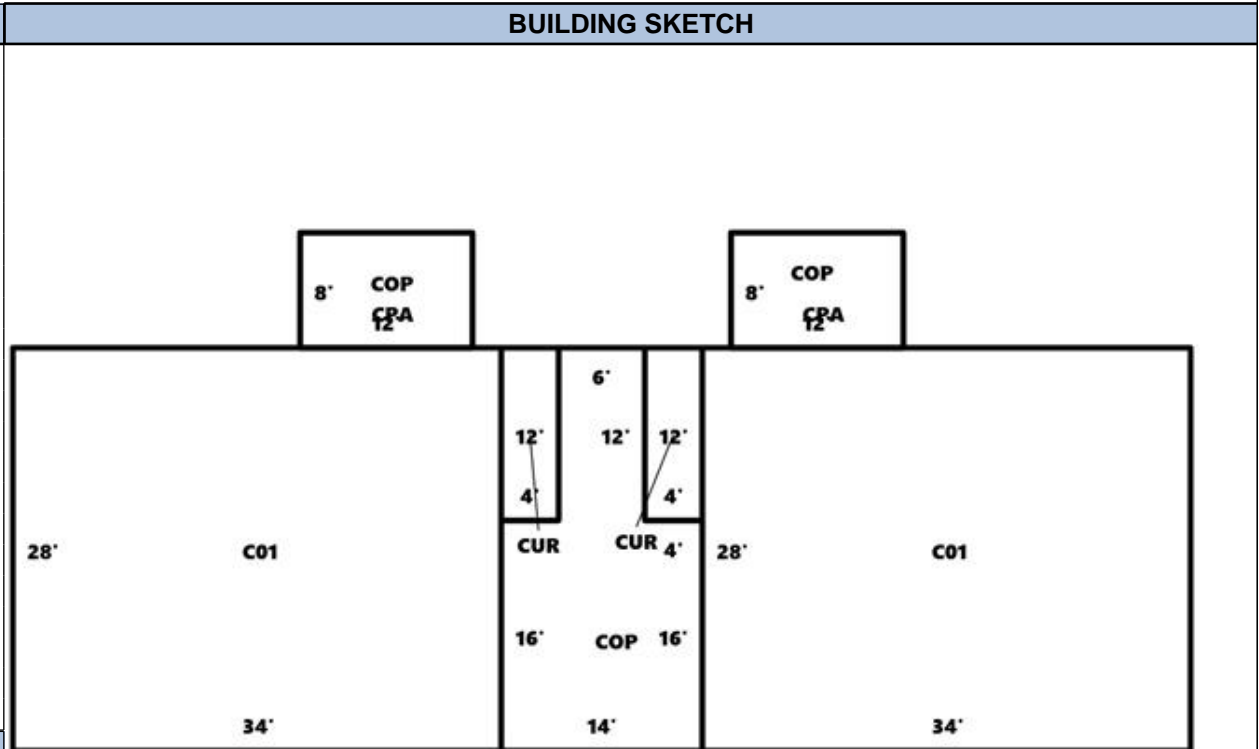
BUILDING DESCRIPTION	
VALUATION METHOD:	C - COMMERCIAL
USE CODE:	C01 - APARTMENT
STYLE:	
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	
FULL BATHS:	
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	
REMARKS:	
HEATED SQUARE FEET:	3,808



BUILDING COMPUTATION	
REPLACEMENT COST NEW	481,997
PHYSICAL DEPRECIATION	13%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	419,340

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C01	952	2.0	P		100%		C-10	2012	2012	F	87%			195830
C01	952	2.0	P		100%		C-10	2012	2012	F	87%			195830
COP	96	2.0									87%			7100
COP	296	1.0									87%			11400
COP	96	1.0									87%			3700
CPA	96	1.0									87%			630
CPA	96	1.0									87%			630
CUR	48	1.0									87%			2110
CUR	48	1.0									87%			2110

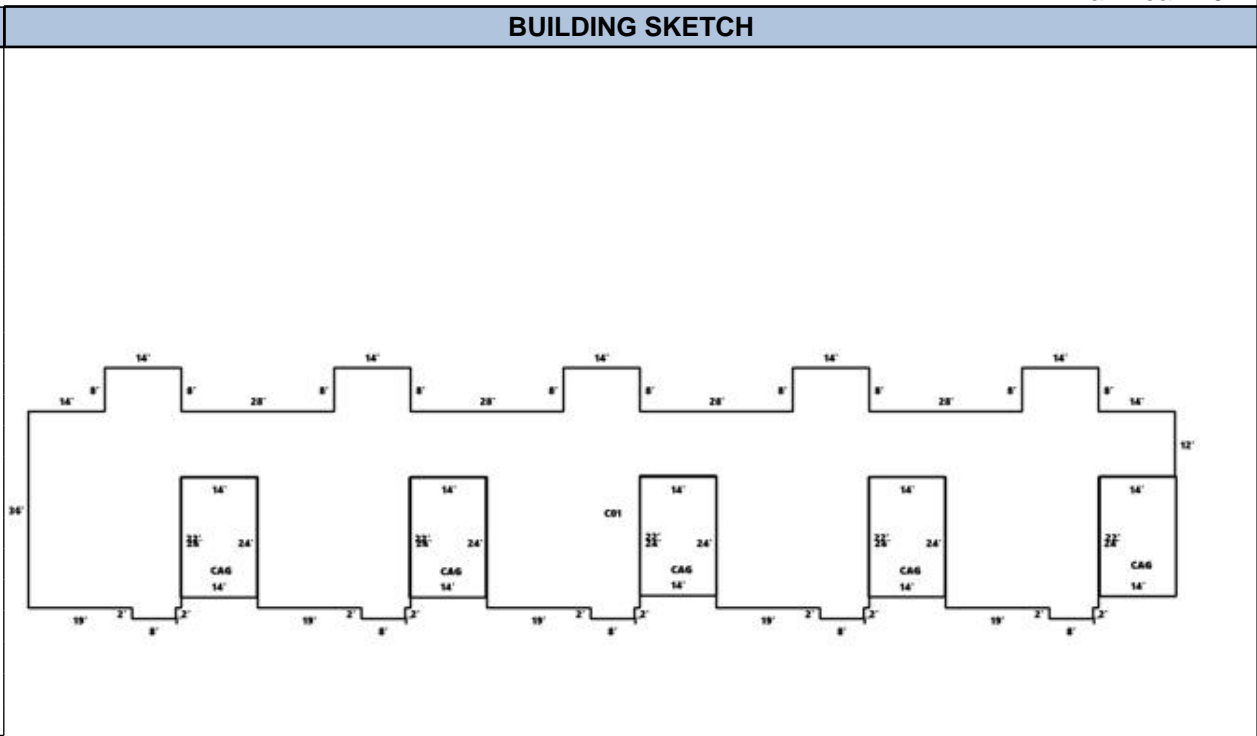
BUILDING DESCRIPTION	
VALUATION METHOD:	C - COMMERCIAL
USE CODE:	C01 - APARTMENT
STYLE:	
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	
FULL BATHS:	
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	
REMARKS:	
HEATED SQUARE FEET:	3,808



BUILDING COMPUTATION	
REPLACEMENT COST NEW	481,997
PHYSICAL DEPRECIATION	13%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	419,340

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C01	952	2.0	P		100%		C-10	2012	2012	F	87%			195830
C01	952	2.0	P		100%		C-10	2012	2012	F	87%			195830
COP	96	2.0									87%			7100
COP	296	1.0									87%			11400
COP	96	1.0									87%			3700
CPA	96	1.0									87%			630
CPA	96	1.0									87%			630
CUR	48	1.0									87%			2110
CUR	48	1.0									87%			2110

BUILDING DESCRIPTION	
VALUATION METHOD:	C - COMMERCIAL
USE CODE:	C01 - APARTMENT
STYLE:	T - TOWNHOUSE
FOUNDATION:	S - SLAB
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	
FULL BATHS:	
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:	townhome
REMARKS:	
HEATED SQUARE FEET:	6,520



BUILDING COMPUTATION	
REPLACEMENT COST NEW	749,277
PHYSICAL DEPRECIATION	9%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	681,840

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C01	6520	1.0	P				D	2010	2010	A	91%			618890
CAG	308	1.0									91%			12590
CAG	308	1.0									91%			12590
CAG	308	1.0									91%			12590
CAG	308	1.0									91%			12590
CAG	308	1.0									91%			12590