

GROGAN, JAMES TILLMAN
 GROGAN, JODI M
 1832 MARSHALL ST
 HOUSTON, TX 77098-2639
 ACCOUNT NUMBER: 156556

Macon County, North Carolina

Parcel: 6587792490
 Tax Year: 2027
 Reval Year: 2023
 Appraised By: 12 on 08/30/2023
 Information Source: E - ESTIMATE

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

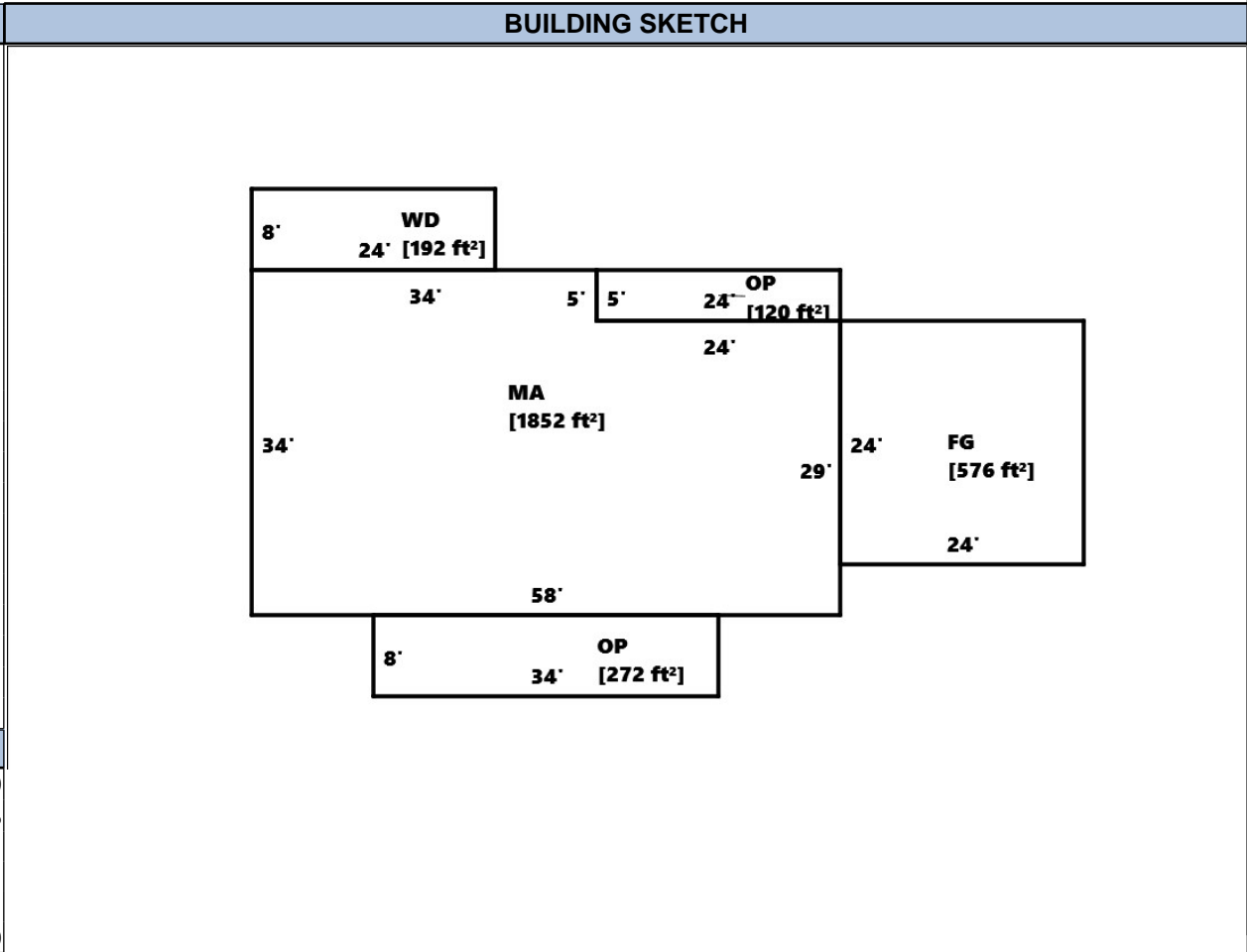
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	110 Elevation RD	DAVIS BALD MUNRO EST				Date	Sales Price	Valid	Book / Page
Neighborhood:	11000 - COWEE RURAL	1.2400 AC				12/5/2023	490000	Y	W-42/1534
		PERMIT INFORMATION				3/22/2022	80000	N	S-41/950
Road Type:	T - PRIVATE DIRT	Code	Date	Permit #	Amount	3/2/2022	0	N	5/12260
Township:	11 - COWEE	BR	12/30/2022	BR-22-002629	300000	4/22/2021	0	N	V-40/1504
Utilities:	S-1, W-1					Plat Book:	5	Plat Card:	12260
View:	SR - SHORT RANGE								

NOTES	VALUE SUMMARY
listed for 589,900 9/25 REDUCED TO 569,900 4/26	LAND: 70,080 BUILDING: 407,540 OBXF: 0 TOTAL APPRAISED: 477,620 DEFERRED VALUE: 0 NET TAXABLE: 477,620

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	56,516	1.240				10,000	70,080	
							Total Acres:	1.240				Total Land Value:	70,080

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:	AV - ALUM/VINYL
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
REMARKS:	
HEATED SQUARE FEET:	1,852



BUILDING COMPUTATION	
REPLACEMENT COST NEW	407,430
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	407,540

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1852	1.0	P		100%		C+10	2023	2023	A	100%			328740
FG	576	1.0									100%			55300
OP	120	1.0									100%			5800
OP	272	1.0									100%			13100
WD	192	1.0									100%			4600