GRACE HOME BUILDERS, LLC
2014 CHEROKEE RD
WILLIAMSTON, SC 29697-9682
ACCOUNT NUMBER: 160524

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, CLARKS CHAPEL FIRE DIST TAX

Parcel: 6592598578
Tax Year: 2027
Reval Year: 2023
Appraised By: 12 on 05/01/2026
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	40 MEADOW RIDGE RD
Neighborhood:	01116 - MEADOW RIDGE
Road Type:	T - PRIVATE DIRT
Township:	01 - FRANKLIN
Utilities:	S-1, CW-1
View:	

PROPERTY DESCRIPTION

LOT 9 MEADOW RIDGE RD
0.8000 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BR	10/23/2025	BR-25-002315	150000

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
7/11/2025	325000	N	U-43/2300

Plat Book:	5	**Plat Card:**	13802

NOTES

VALUE SUMMARY

LAND:	26,850
BUILDING:	211,780
OBXF:	0
TOTAL APPRAISED:	238,630
DEFERRED VALUE:	0
NET TAXABLE:	238,630

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		33,563	0.800				4,000	26,850	
							Total Acres:	**0.800**				**Total Land Value:**	**26,850**	

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

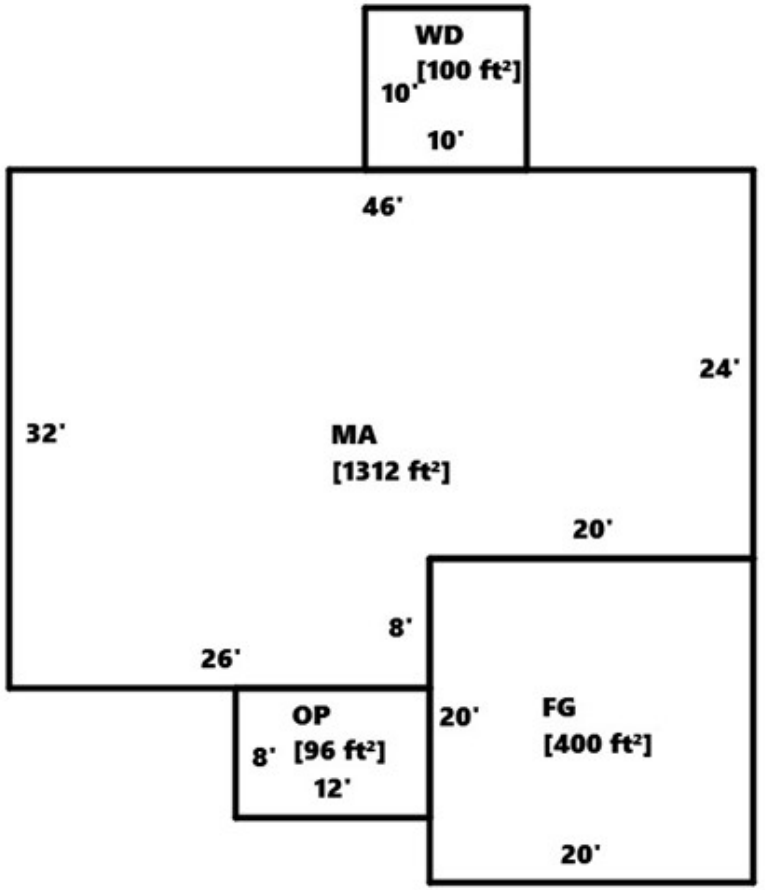
BUILDING DESCRIPTION

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:	UNDER CONSTRUCTION
SPECIAL CONDITION VALUE:	0.70000
DESCRIPTION:	1/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	1,312

BUILDING COMPUTATION

REPLACEMENT COST NEW	302,540
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	211,780

BUILDING SKETCH



BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1312	1.0	P		100%		C+10	2026	2026	A	100%			177180
FG	400	1.0									100%			29300
OP	96	1.0									100%			3500
WD	100	1.0									100%			1800