PEACEFUL MEADOWS TINY VILLAGE, LLC
PO BOX 80277
CHATTANOOGA, TN 37414-7277
ACCOUNT NUMBER: 156140

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, CULLASAJA FIRE DISTRICT TAX

Parcel: 7504390265
Tax Year: 2027
Reval Year: 2023
Appraised By: 02 on 04/16/2026
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	16 EDEN DR
Neighborhood:	03035 - PEACEFUL MEADOWS
Road Type:	R - PVD PRIVATE
Township:	03 - ELLIJAY
Utilities:	S-1, W-1
View:	SR - SHORT RANGE

PROPERTY DESCRIPTION

LOT 29 PEACEFUL MEADOWS SUBDV
0.3800 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BR	9/2/2025	BR-25-001840	0

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
10/6/2023	735000	N	T-42/1750

Plat Book:	5	**Plat Card:**	13627

NOTES

LISTED FOR 244,800 6/25

VALUE SUMMARY

LAND:	90,000
BUILDING:	56,060
OBXF:	0
TOTAL APPRAISED:	146,060
DEFERRED VALUE:	0
NET TAXABLE:	146,060

LAND DATA - MARKET VALUE

	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0150	RES VIEW				90,000	1.000				0	90,000	
							Total Acres:	**1.000**			**Total Land Value:**		**90,000**	

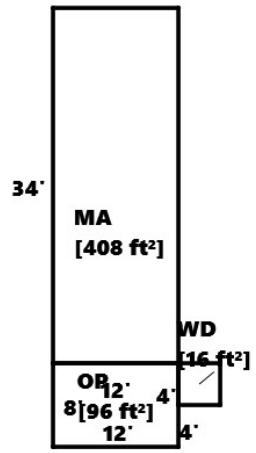
OUTBUILDING DATA

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:	TH - TINY HOME
STYLE:	TH - TINY HOME
FOUNDATION:	P - PIER
EXTERIOR WALL 1:	C - CONC LAP SIDING
EXTERIOR WALL 2:	
ROOF STRUCTURE:	S - SHED
ROOF COVER:	M - METAL
BEDROOMS:	1
FULL BATHS:	1
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:	0.50000
DESCRIPTION:	TINY HOME
REMARKS:	
HEATED SQUARE FEET:	408

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	112,090
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	56,060

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	408	1.0	M		100%		C	2025	2025	A	100%			52160
OP	96	1.0									100%			3600
WD	16	1.0									100%			300