

EGAN, TIMOTHY  
 42 GRANITY LN  
 FRANKLIN, NC 28734-2055  
 ACCOUNT NUMBER: 160204

## Macon County, North Carolina

Parcel: 7504391496  
 Tax Year: 2026  
 Reval Year: 2023  
 Appraised By: 02 on 11/24/2025  
 Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	216 MEADOW CIR	LOT 67 PEACEFUL MEADOWS SUBDV 0.3400 AC				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	03035 - PEACEFUL MEADOWS					5/16/2025	70000	Y	S-43/1426
<b>Road Type:</b>	R - PVD PRIVATE	<b>PERMIT INFORMATION</b>				10/6/2023	735000	N	T-42/1750
<b>Township:</b>	03 - ELLIJAY	<b>Code</b>	<b>Date</b>	<b>Permit #</b>	<b>Amount</b>				
<b>Utilities:</b>	S-1, W-1	BR	9/2/2025	BR-25-001841	0				
<b>View:</b>						<b>Plat Book:</b>	5	<b>Plat Card:</b>	13627

NOTES	VALUE SUMMARY
LISTED FOR 171,000 1/26	<b>LAND:</b> 60,000 <b>BUILDING:</b> 92,840 <b>OBXF:</b> 3,000 <b>TOTAL APPRAISED:</b> 155,840 <b>DEFERRED VALUE:</b> 0 <b>NET TAXABLE:</b> 155,840

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	0110	RESIDENTIAL			60,000	1.000				0	60,000		
<b>Total Acres:</b>							<b>1.000</b>	<b>Total Land Value:</b>					<b>60,000</b>	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% Cmpl	TAX VALUE	NOTES
73	WOOD DECK	C	1.000	12	12	144		1.0000	2025	2025	A					3000	

