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: 7504392344
Tax Year: 2026
Reval Year: 2023
Appraised By: 13 on 05/30/2025
Information Source:E - ESTIMATE

## PARCEL INFORMATION

| | |
|---|---|
| **Address:** | SAUNDERS RD |
| **Neighborhood:** | 03035 - PEACEFUL MEADOWS |
| **Road Type:** | R - PVD PRIVATE |
| **Township:** | 03 - ELLIJAY |
| **Utilities:** | S-1, W-1 |
| **View:** | |

## PROPERTY DESCRIPTION

LOT 68 PEACEFUL MEADOWS SUBDV
0.5700 AC

### PERMIT INFORMATION

| Code | Date | Permit # | Amount |
|---|---|---|---|
| | | | |
| | | | |

## 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 79,900 6/25

## VALUE SUMMARY

| | |
|---|---|
| **LAND:** | 60,000 |
| **BUILDING:** | 0 |
| **OBXF:** | 0 |
| **TOTAL APPRAISED:** | 60,000 |
| **DEFERRED VALUE:** | 0 |
| **NET TAXABLE:** | 60,000 |

## 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 | | | | 60,000 | 1.000 | | | | 0 | 60,000 | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | **Total Acres:** | **1.000** | | | | **Total Land Value:** | **60,000** | |

## 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:
USE CODE:
STYLE:
FOUNDATION:
EXTERIOR WALL 1:
EXTERIOR WALL 2:
ROOF STRUCTURE:
ROOF COVER:
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:

## BUILDING SKETCH

## BUILDING COMPUTATION

REPLACEMENT COST NEW
PHYSICAL DEPRECIATION
FUNCTIONAL DEPRECIATION
ECONOMIC DEPRECIATION
% COMPLETE
REPLACEMENT COST NEW LESS DEPRECIATION

## BUILDING SECTION DETAIL

| TYPE | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB | EYB | COND | P% | E% | F% | VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |