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: 7504393778
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:	SR - SHORT RANGE

PROPERTY DESCRIPTION

LOT 54 PEACEFUL MEADOWS SUBDV
0.2300 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 89,900 6/25

VALUE SUMMARY

LAND:	70,000
BUILDING:	0
OBXF:	0
TOTAL APPRAISED:	70,000
DEFERRED VALUE:	0
NET TAXABLE:	70,000

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				70,000	1.000				0	70,000	
							Total Acres:	**1.000**			**Total Land Value:**		**70,000**	

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