

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: 7504397100 Tax Year: 2027 Reval Year: 2023 Appraised By: 02 on 04/16/2026 Information Source:E - ESTIMATE
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PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	40 RIDGE LN	LOT 17 PEACEFUL MEADOWS SUBDV 0.3500 AC				Date	Sales Price	Valid	Book / Page
Neighborhood:	03035 - PEACEFUL MEADOWS					10/6/2023	735000	N	T-42/1750
Road Type:	R - PVD PRIVATE	PERMIT INFORMATION							
Township:	03 - ELLIJAY	Code	Date	Permit #	Amount				
Utilities:	S-1, W-1	BR	9/2/2025	BR-25-001846	0				
View:	SR - SHORT RANGE					Plat Book:	5	Plat Card:	13627

NOTES	VALUE SUMMARY	
LISTED FOR 279,800 6/25	LAND:	110,000
Listed for \$269,900 5/26	BUILDING:	60,500
	OBXF:	0
	TOTAL APPRAISED:	170,500
	DEFERRED VALUE:	0
	NET TAXABLE:	170,500

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				110,000	1.000				0	110,000	
Total Acres:								1.000	Total Land Value:			110,000		

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH													
VALUATION METHOD:	R - RESIDENTIAL	8' OP 13' 32' MA 13' 8' OP 13'													
USE CODE:	TH - TINY HOME														
STYLE:	TH - TINY HOME														
FOUNDATION:	P - PIER														
EXTERIOR WALL 1:	F - FRAME														
EXTERIOR WALL 2:															
ROOF STRUCTURE:	G - GABLE														
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:	416														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	121,220														
PHYSICAL DEPRECIATION	0%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	60,500														

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	416	1.0	M		100%		C	2025	2025	A	100%			52900	
OP	104	1.0									100%			3800	
OP	104	1.0									100%			3800	