

TEAM HARRISON, LLC
 123 COTTONTAIL DR
 SNOW HILL, NC 28580
 ACCOUNT NUMBER: 148948

Macon County, North Carolina

Parcel: 6587502504
 Tax Year: 2025
 Reval Year: 2023
 Appraised By: 101 on 03/12/2024
 Information Source: E - ESTIMATE

Tax Districts
 GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, LANDFILL FEE
 RESIDENTIAL (4)

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	140 HIDDEN TREASURE LN	TERRACE RIDGE DR				Date	Sales Price	Valid	Book / Page
Neighborhood:	11018 - ROSE CREEK	6.7000 AC				2/22/2021	710000	N	Q-40/1532
		PERMIT INFORMATION				3/14/2017	165000	N	V-37/1467
Road Type:	T - PRIVATE DIRT	Code	Date	Permit #	Amount	6/6/2013	0	N	R-35/375
Township:	11 - COWEE								
Utilities:	W-1, S-1, CS-29, MH-3								
View:									
						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
	LAND: 308,890 BUILDING: 196,950 OBXF: 135,200 TOTAL APPRAISED: 641,040 DEFERRED VALUE: 0 NET TAXABLE: 641,040

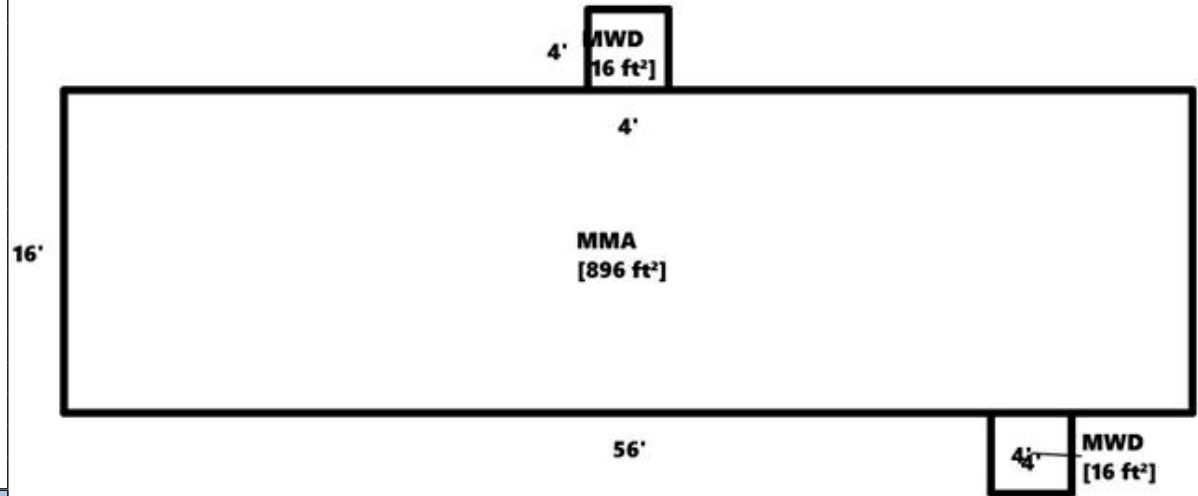
LAND DATA - MARKET VALUE														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0504	COMM RURAL		R		89,333	3.000				214,000	268,000	
2	A	0110	RESIDENTIAL				11,051	3.700				0	40,890	
								Total Acres:	6.700		Total Land Value:		308,890	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMLPT	TAX VALUE	NOTES
04	BATHHOUSE	C		22	12	264			2000	2010	A					11300	
09	CABIN, AVG QUALITY	C+10	3.000	20	12	240		1.0000	2023	2023	A					87100	
16	CANOPY, LOW COST	C		40	10	400			2000	2000	A					2400	
16	CANOPY, LOW COST	C		20	20	400			2005	2005	A					2900	
42	PATIO	C				1200			1990	1990	A					1100	
56	SHOP, FRAME	D		20	20	400			1990	1990	A					9900	
66	SWIMMING POOL, COMMERCIAL	C		36	18	648		1.0000	2009	2009	A					20500	

BUILDING DESCRIPTION

VALUATION METHOD: R - RESIDENTIAL
 USE CODE: M - MANUFACTURED HOME
 STYLE: SW - SINGLE WIDE
 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: SWMH
 REMARKS: 14 HIDDEN TREASURE
 HEATED SQUARE FEET: 896

BUILDING SKETCH



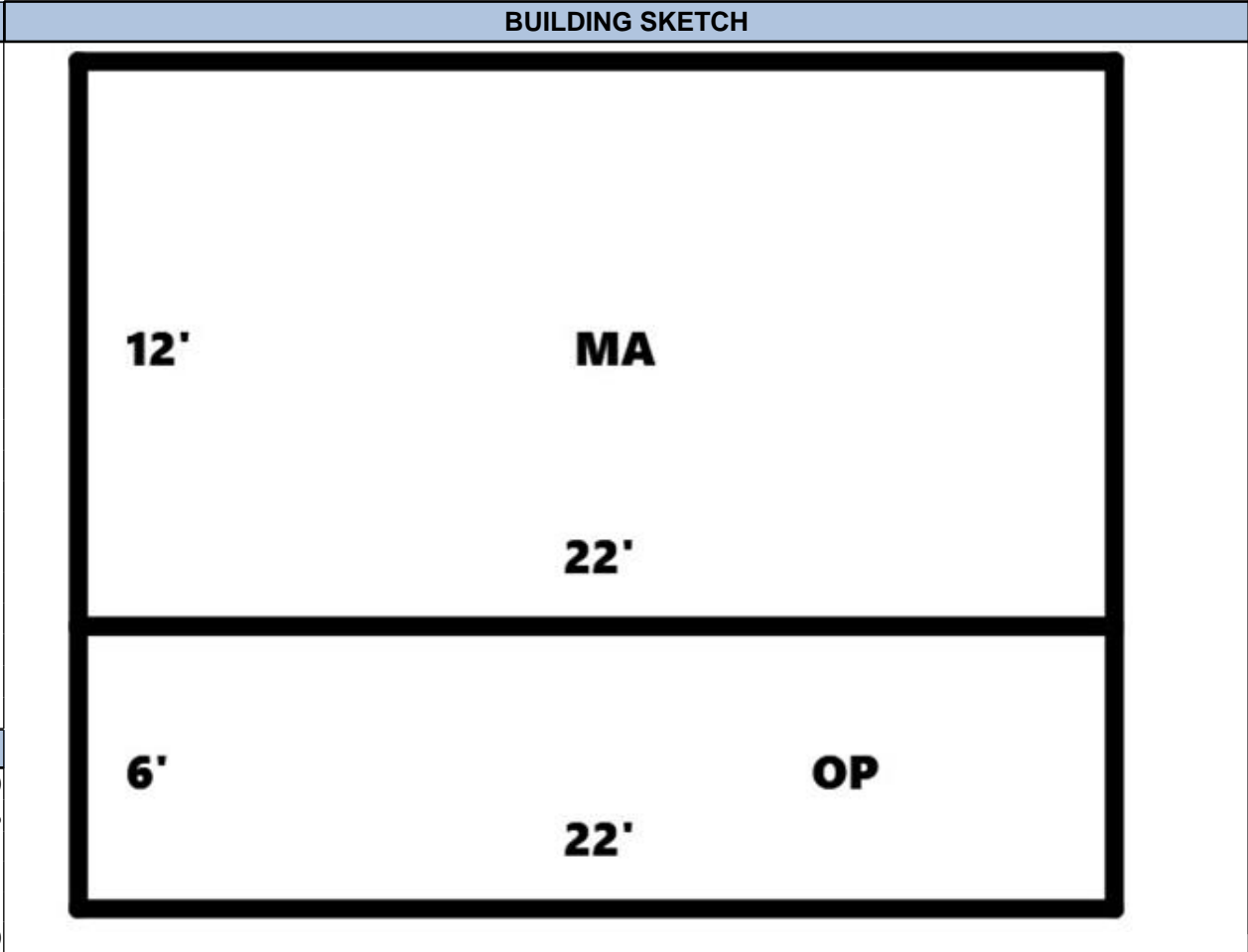
BUILDING COMPUTATION

REPLACEMENT COST NEW	87,350
PHYSICAL DEPRECIATION	14%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	75,200

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MMA	896	1.0					C	2017	2017	A	86%			74600
MWD	16	1.0									86%			300
MWD	16	1.0									86%			300

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	CB - CABIN
FOUNDATION:	C - CONTINUOUS WALL
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:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR CABIN
REMARKS:	117 HIDDEN TREASURE
HEATED SQUARE FEET:	264



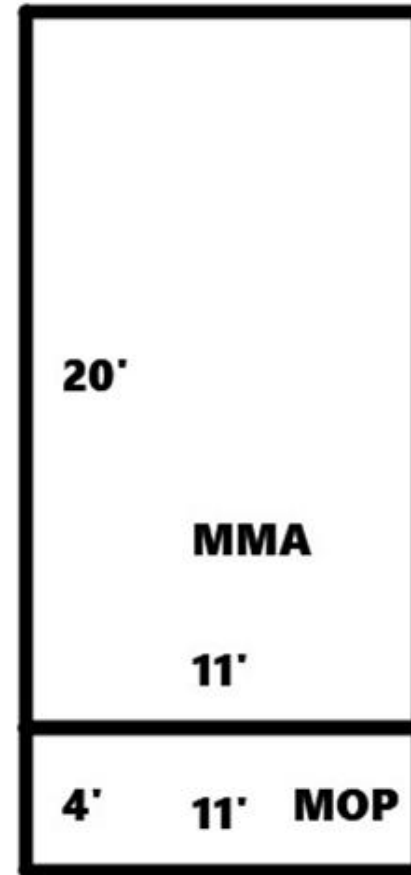
BUILDING COMPUTATION	
REPLACEMENT COST NEW	102,730
PHYSICAL DEPRECIATION	53%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	48,250

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	264	1.0	E				C	1980	1980	A	47%			42050
OP	132	1.0									47%			6200

BUILDING DESCRIPTION

VALUATION METHOD: R - RESIDENTIAL
 USE CODE: M - MANUFACTURED HOME
 STYLE: PM - PARK MODEL
 FOUNDATION: P - PIER
 EXTERIOR WALL 1: F - FRAME
 EXTERIOR WALL 2:
 ROOF STRUCTURE: G - GABLE
 ROOF COVER: M - METAL
 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: PARK MODEL
 REMARKS: 211 HIDDEN TREASURE
 HEATED SQUARE FEET: 220

BUILDING SKETCH



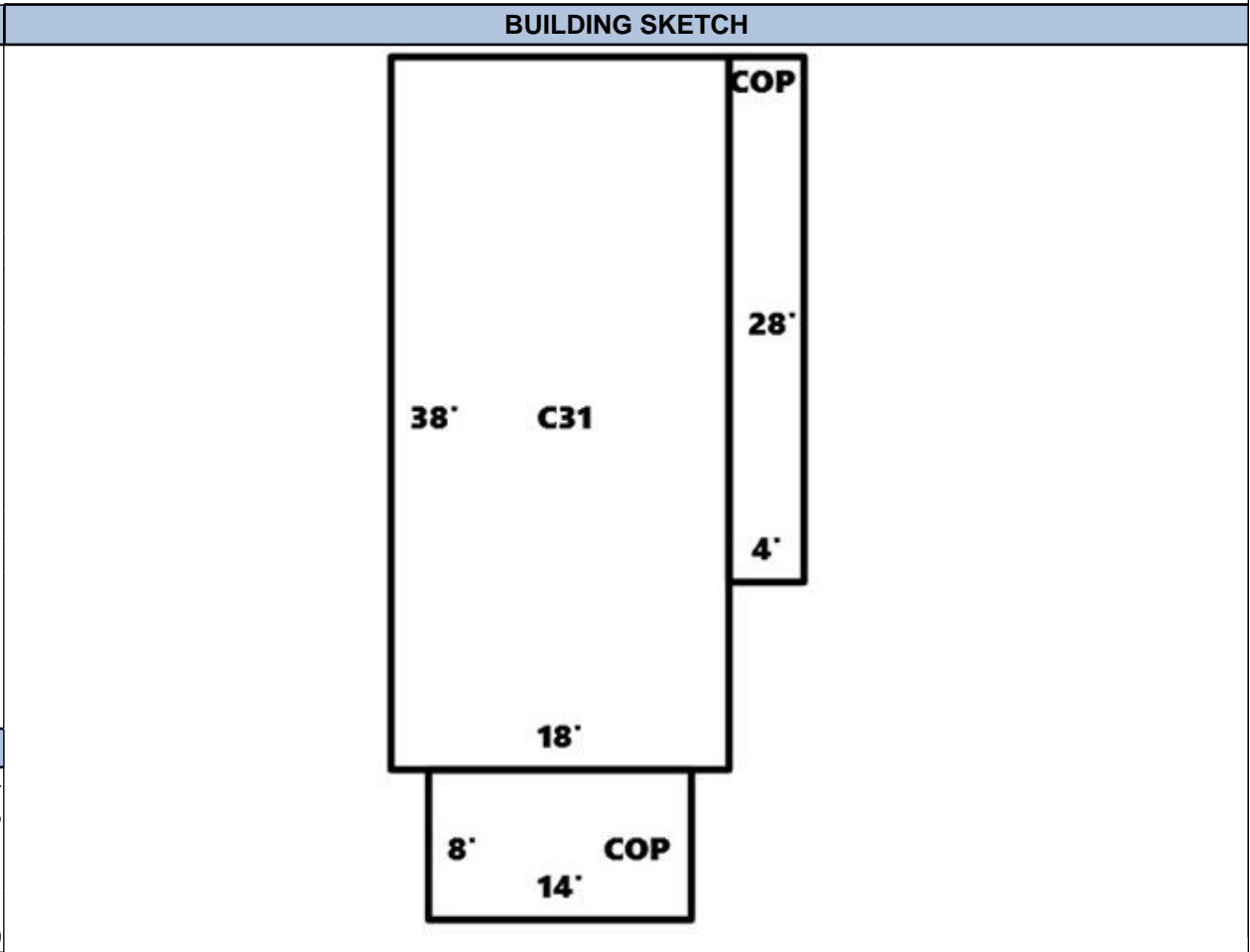
BUILDING COMPUTATION

REPLACEMENT COST NEW	58,060
PHYSICAL DEPRECIATION	69%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	18,000

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MMA	220	1.0	E				C	1990	1990	A	31%			17000
MOP	44	1.0									31%			1000

BUILDING DESCRIPTION	
VALUATION METHOD:	C - COMMERCIAL
USE CODE:	C31 - RETAIL STORE
STYLE:	
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
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:	1/S FR STORE
REMARKS:	140 TERRACE RIDGE
HEATED SQUARE FEET:	684



BUILDING COMPUTATION	
REPLACEMENT COST NEW	94,084
PHYSICAL DEPRECIATION	41%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	55,500

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C31	684	1.0	P		100%		C	1980	1990	A	59%			50300
COP	112	1.0									59%			2600
COP	112	1.0									59%			2600