KOACH, KEVIN
KOACH, LINDSEY
170 LAUREN LN
FRANKLIN, NC 28734-8992
ACCOUNT NUMBER: 152330

# Macon County, North Carolina

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

Parcel: 7505420484
Tax Year: 2025
Reval Year: 2023
Appraised By: 25 on 05/09/2022
Information Source:E - ESTIMATE

## PARCEL INFORMATION

| | |
|---|---|
| **Address:** | 170 LAUREN LN |
| **Neighborhood:** | 02034 - MILLSHOAL DOGWOOD/SANDERS EST |
| **Road Type:** | R - PVD PRIVATE |
| **Township:** | 02 - MILLSHOAL |
| **Utilities:** | S-1, W-1 |
| **View:** | SR - SHORT RANGE |

## PROPERTY DESCRIPTION

LOT 48 AND PT OF 47 DOGWOOD SUBD

0.6300 AC

### PERMIT INFORMATION

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

## SALES INFORMATION

| Date | Sales Price | Valid | Book / Page |
|---|---|---|---|
| 4/29/2022 | 520000 | Y | U-41/1989 |
| 11/29/2016 | 0 | N | R-37/147 |
| 8/21/2015 | 0 | N | X-36/788 |

**Plat Book:** **Plat Card:**

## NOTES

## VALUE SUMMARY

| | |
|---|---|
| **LAND:** | 51,950 |
| **BUILDING:** | 465,920 |
| **OBXF:** | 0 |
| **TOTAL APPRAISED:** | 517,870 |
| **DEFERRED VALUE:** | 0 |
| **NET TAXABLE:** | 517,870 |

## 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 | 0150 | RES VIEW | | R | | 82,460 | 0.630 | T-10 | | | 10,000 | 51,950 | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | **Total Acres:** | **0.630** | | | | **Total Land Value:** | **51,950** | |

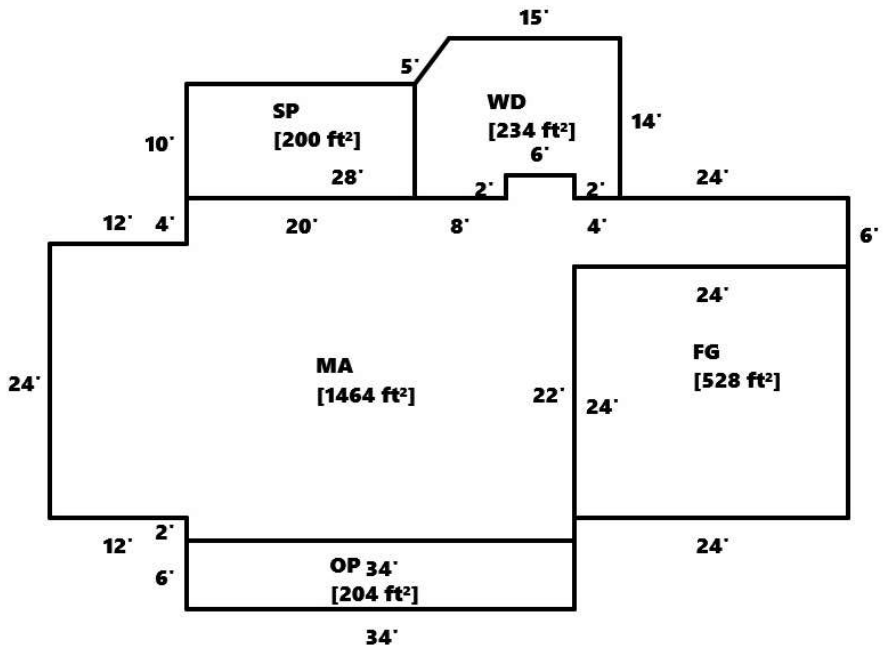
## OUTBUILDING DATA

| CODE | DESC | GRADE | COUNT | LENGTH | WIDTH | UNITS | UNIT PRICE | STORIES | AYB | EYB | COND | PHYS | FOBS | EOBS | % CMPLT | TAX VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

## BUILDING DESCRIPTION

| | |
|---|---|
| VALUATION METHOD: | R - RESIDENTIAL |
| USE CODE: | D - DWELLING |
| STYLE: | C - CONVENTIONAL |
| FOUNDATION: | C - CONTINUOUS WALL |
| EXTERIOR WALL 1: | F - FRAME |
| EXTERIOR WALL 2: | ST - STONE |
| ROOF STRUCTURE: | G - GABLE |
| ROOF COVER: | A - ASPH SHINGLE |
| BEDROOMS: | 3 |
| FULL BATHS: | 2 |
| HALF BATHS: | |
| ADDITIONAL FIXTURES: | |
| FIREPLACE TYPE/CNT/OPN/CH: | FP/0/1/1 |
| ELEVATOR TYPE/COUNT/STOPS: | |
| PHYS OVERRIDE: | |
| ECONOMIC DEPRECIATION: | |
| FUNCTIONAL DEPRECIATION: | |
| SPECIAL CONDITION CODE: | |
| SPECIAL CONDITION VALUE: | |
| DESCRIPTION: | 1.5/S FR DWLG & B |
| REMARKS: | |
| HEATED SQUARE FEET: | 2,124 |

## BUILDING SKETCH




## BUILDING COMPUTATION

| | |
|---|---|
| REPLACEMENT COST NEW | 597,320 |
| PHYSICAL DEPRECIATION | 100% |
| FUNCTIONAL DEPRECIATION | |
| ECONOMIC DEPRECIATION | |
| % COMPLETE | |
| REPLACEMENT COST NEW LESS DEPRECIATION | 465,920 |

## BUILDING SECTION DETAIL

| TYPE | AREA | #ST | HEAT TYPE | HEAT% | AIR% | SPRINKLER% | GRADE | AYB | EYB | COND | P% | E% | F% | VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MA | 1464 | 1.5 | P | | 100% | | C+10 | 1992 | 2000 | A | | | | 219620 |
| FG | 528 | 1.0 | | | | | | | | | | | | 41800 |
| FUS | 660 | 1.0 | | | | | | | | | | | | 80100 |
| LLF | 1320 | 1.0 | | | | | | | | | | | | 98600 |
| OP | 204 | 1.0 | | | | | | | | | | | | 8100 |
| PA | 380 | 1.0 | | | | | | | | | | | | 2500 |
| SP | 200 | 1.0 | | | | | | | | | | | | 10600 |
| WD | 234 | 1.0 | | | | | | | | | | | | 4600 |