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

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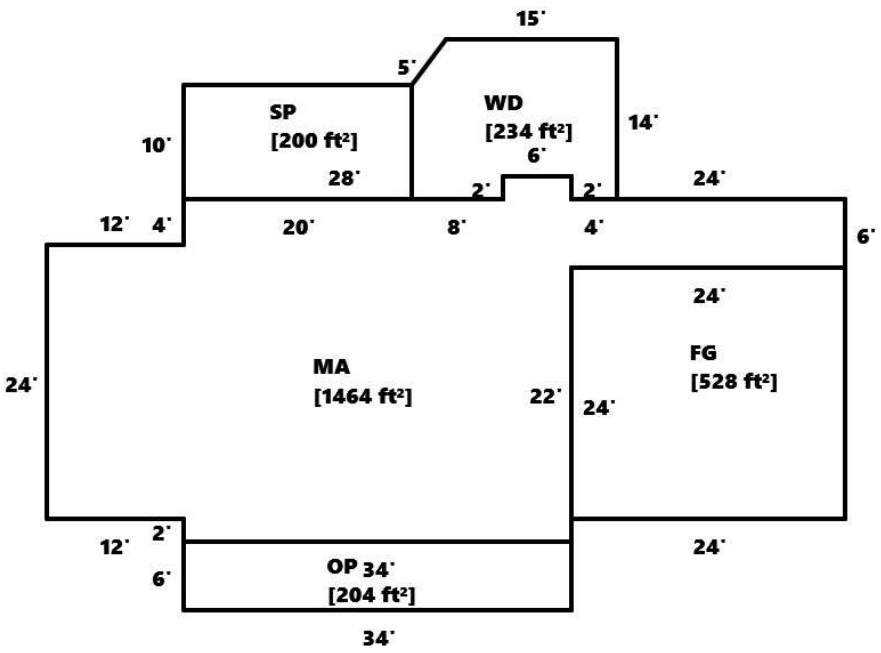
Macon County, North Carolina

Parcel: 7505420484
Tax Year: 2025

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