BEG AT SE COR OF SE1/4 OF SW1/4, FT, RUN N ALONG E LINE OF FOREST ADD'N & 4TH ADD'N, 1317.86 FT TO

RAABE EVELYN K
1327 CORUNDUM HILL RD
FRANKLIN, NC 28734

2027

15-4S-16-03001-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	221,350
TOTAL MARKET VALUE	19,700
SOH/AGL Deduction	0
ASSESSED VALUE	19,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,700
TOTAL JUST VALUE	221,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2137	5/18/2026	LE	U	V	14	100
GRANTOR: RAABE EVELYN K						
GRANTEE: RAABE EVELYN K (ENH						
1198/2565	7/29/2010	PR	U	V	11	0
GRANTOR: EVELYN K RAABE (PR ES						
GRANTEE: EVELYN K RAABE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0			0.00	0.00	44.27	AC		1.00	1.00	1.00	445.00	445.00	19,700							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	44.27	AC		1.00	1.00	1.00	5,000.00	5,000.00	221,350							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 44.27 Total Land Value: 19,700 Market: 221,350 Agricultural: 19,700 Common: 0 PRINTED 11/17/2026 BY SYS