

COMM SW COR OF SE1/4 OF NW1/4,  
 RUN E 757 FT FOR POB, RUN N  
 205 FT TO S R/W OF RD, SE

GRAHAM KAREN M  
 8805 MAGGIE ROBINSON RD  
 WAXHAW, NC 28173

2026

20-6S-18-10635-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 14,256 TOTAL MARKET VALUE 14,256 SOH/AGL Deduction 4,673 ASSESSED VALUE 9,583 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,583 TOTAL JUST VALUE 14,256 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,088																																	
																				LAND:1:1: ADJ4 IRREGULAR SHAPE																																	
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EXTRA FEATURES																																																					
L N	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																																					
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.32	AC		1.00	1.00	0.60	18,000.00	10,800.00	14,256																																				
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.32 Total Land Value: 14,256 Market: 0 Agricultural: 0 Common: 14,256 PRINTED 06/23/2026 BY SYS																																																					