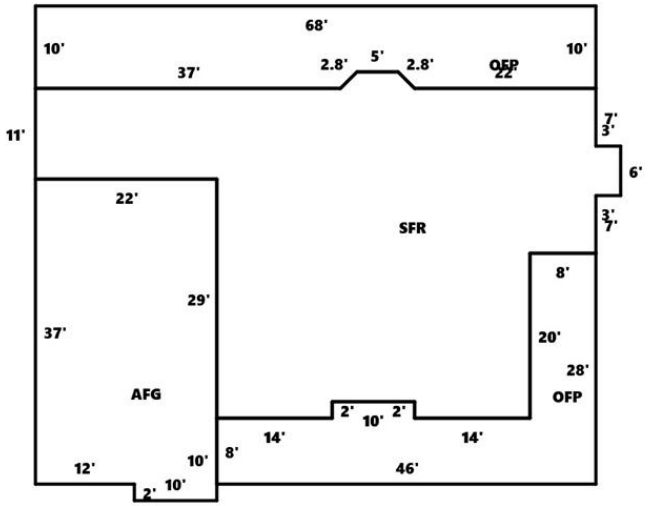
05/18/2026 12:28 OWNERSHIP 623896000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
BRADSHAW GREG 1139 UPPER PEACHTREE RD MURPHY, NC 28906 DEED: 00485 0103 11/26/2024 $0	TR 2 PINE LOG CH RD PLATBOOK/PAGE/DATE: 4 1499 01/25/2006 NB: 10001 BRASSTOWN TWNSP 2007 PINELOG CHURCH RD	BRASSTOWN BRASSTOWN FIRE DISTRICT	540800691226 RECORD NUMBER: 1599 ROUTE: 540800 017A LISTER: CHASE PEARSON 1/1/2026 REVIEWER: CHASE PEARSON 4/24/2024 11:10:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
			GATED DRIVEWAY	6.1000

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	11HOMESITE-PAVED	1.000	32500		1.00		1.00		32500		1.000		32500
2	41WOOD LAND-PAVED	5.100	10000		1.00		1.00		10000		5.100		51000

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **83,500**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	09 LOG	02 GABLE	01 ASPHALT	2.0000 STHT 5 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL 09 WOOD	01 HARDWOOD 02 TILE	01 FORCED HOT AIR 04 HEAT PUMP	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	B	AYB:	2004	EYB:	2004	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H												

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SINGLE FAMILY	1934		2.00		3868	201.40		B		6.50		2.00		0.92		193.11		3868		746949		0.85				634907
1 HALFBATHS	0				0											4800.00		0		4800		0.85				4080
100%UNF-BSMT	0				1934	40.28										40.28		1934		77902		0.85				66217
2 CHIMNEY	0				0											3125.00		0		6250		0.85				5313
2 FIREPLACE	0				0											3125.00		0		6250		0.85				5313
4 BATHS	0				0											9180.00		0		36720		0.85				31212
OFP OPEN FINISHED PORCH	548		1.00		548	124.00								1.00		124.00		548		67952		0.85				57759
OFP OPEN FINISHED PORCH	666		1.00		666	124.00								1.00		124.00		666		82584		0.85		0.5000		35098
OFP OPEN FINISHED PORCH	666		1.00		666	124.00								1.00		124.00		666		82584		0.85		0.5000		35098
AFG ATTACHED FINISHED	834		2.00		1668	72.00								0.92		66.24		1668		110488		0.85				93915
CPATIO COVERED PATIO	460		1.00		460	10.00								1.00		10.00		460		4600		0.85				3910
	5536	HSF			9810	TSF										RPCN=221.6544/HSF				1227079		VALU=175.73/HSF				972822

STRUCTURE VALUE **972,800**

CARD 1 VALUE **1,056,300**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE	
LAND	83,500				83,500	58,200	43.47%	**TOTAL VALUE**	**1,056,300**
OTHER FEAT	0				0	0	%		
STRUCTURE	972,800				972,800	477,600	103.69%		
TOTAL	1,056,300				1,056,300	535,800	97.14%	**NBHD ADJUSTMENT:** **1.00 * 1056300 = 1,056,300**	

(1047217) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	1,056,300
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	1,056,300