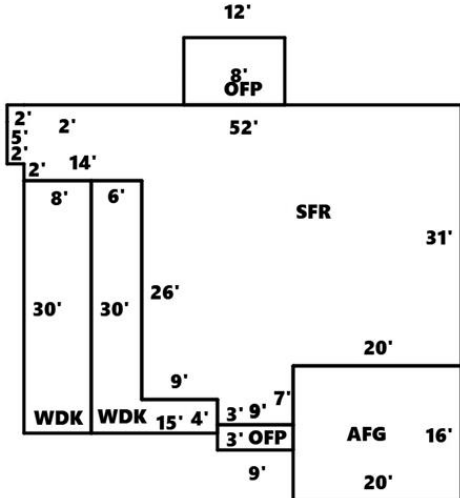


05/18/2026 12:29 OWNERSHIP 622168000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
KRAEMER THOMAS J KRAEMER DIANE M 295 WHITE OAK DR WARNE, NC 28909-7723 DEED: 00474 0018 3/7/2023 \$320,000	LOT 16 & P/O LOT 15 PLATBOOK/PAGE/DATE: 4 712 NB: 00030 WHITE OAKS 295 WHITE OAK DR	BRASSTOWN WARNE FIRE DISTRICT	543800879987 RECORD NUMBER: 13977 ROUTE: 543800163 LISTER: 1/1/2026 REVIEWER: TOM HYDER 10/7/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT				
			EXCELLENT VIEW	1.3100 (1.310)				
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	13HOMESITE-PRIVAT	1.000	40000	1.00	1.75	70000	1.000	70000
2	43WOOD LAND-PRIVA	0.310	10000	1.00	1.00	10000	0.310	3100

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE 73,100**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	39 C STORAGE-FRAME/CONCRE	8 * 12	11.60	0.00	11.60	96	1100
1	39 C STORAGE-FRAME/CONCRE	12 * 8	11.60	0.00	11.60	96	1100

OTHER FEATURES VALUE: 2,200

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	07 ALUMINUM/VINYL	02 GABLE	01 ASPHALT	1.3000 STHT 3 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	02 TILE 05 CARPET	11 CENTRAL AIR CONDI 01 FORCED HOT AIR	03 GAS	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE: B-10	AYB: 1997	EYB: 1997	CONDITION: Average	DEPR TABLE:	SQ FT TABLE:
--------------------------	---------------	--------------------	------------------	------------------	---------------------------	--------------------	---------------------

DIMENSIONS: SFR=N7E20N31W52W2S2S5E2S2E14S26E9S3E9Area:1417;AFG=N7E20S16W20N9Area:320;OFF=S3W9N3E9Area:27;WDK=W9N26W6S30E15N4Area:216;OFF=N8E12S8W12Area:96;WDK=W8N30E8S30Area:240;TotalArea:2316

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SFR SINGLE FAMILY	1417	1.30	1842	203.08	B 0.90	5.00		0.91	170.87	1842	314743	0.71		223468
1 HALFBATHS	0		0						4800.00	0	4800	0.71		3408
1 PREFAB FIREPLACE	0		0						2500.00	0	2500	0.71		1775
3 BATHS	0		0						9180.00	0	27540	0.71		19553
OFF OFF OPEN FINISHED	96	1.00	96	124.00	0.90			1.00	111.60	96	10714	0.71		7607
OFF OFF OPEN FINISHED	27	1.00	27	124.00	0.90			1.00	111.60	27	3013	0.71		2139
WDK WDK WOOD DECK	216	1.00	216	16.25	0.90			1.00	14.63	216	3160	0.71		2244
WDK WDK WOOD DECK	240	1.00	240	16.25	0.90			1.00	14.63	240	3511	0.71		2493
AFG AFG ATTACHED	320	1.00	320	72.00	0.90			1.00	64.80	320	20736	0.71		14723

2162 HSF 2741 TSF RPCN=180.7201/HSF 390717 VALU=128.31/HSF 277410

STRUCTURE VALUE 277,400

CARD 1 VALUE 352,700

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	73,100		73,100	73,100	%	TOTAL VALUE 352,700
OTHER FEAT	2,200		2,200	1,100	100%	
STRUCTURE	277,400		277,400	158,800	74.69%	
TOTAL	352,700		352,700	233,000	51.37%	

(1049230) Group:0 TAX YEAR: 2026 REVAL YEAR: 2026 DEFERRED VALUE 0 NBHD ADJUSTMENT: 1.00 * 352700 = 352,700 APPRAISED VALUE 352,700 TAXABLE VALUE 352,700