

08/30/2026 01:09 OWNERSHIP 270302				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#																																					
GOLDEN DENNIS M & KAYE M				LOT 28 WHITE OAKS				BRASSTOWN WARNE FIRE DISTRICT				543800887858 RECORD NUMBER: 5925 ROUTE: 543800174 LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 10/7/2024 11:11:00 AM				1 / 1																																					
121 WHITE OAK DR WARNE, NC 28909 DEED: 00262 0142 6/27/2003 \$155,000				PLATBOOK/PAGE/DATE: NB: 00030 WHITE OAKS 121 WHITE OAK DR																																																	
24' SFR 40' 8' 36' OFF PATIO 10' 28' WDK 2' 12'				TOPO		STREET		UTILITIES		NOTES				LT																																							
										POND ON EDGE OF PROPERTY POND AND MOUNTAIN VIEW				1.6900 (1.690)																																							
				# LAND CLASS		SIZE		BASERATE		*		ACF		*		ADJ		=		ADJ RATE		*		UNITS		=		LNDVALUE																									
				1 13HOMESITE-PRIVAT		1.000		40000				1.00				1.25				50000				1.000				50000																									
				2 43WOOD LAND-PRIVA		0.690		10000				1.00				1.00				10000				0.690				6900																									
				ACREAGE FACTOR: FRONTAGE FACTOR: LAND VALUE 56,900																																																	
				#		OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																																	
OTHER FEATURES VALUE: 0																																																					
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																																					
5 CONCRETE				07 ALUMINUM/VINYL				02 GABLE				01 ASPHALT				1.5000 STHT 3 BDRM																																					
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #																																					
01 DRYWALL				01 HARDWOOD 05 CARPET				04 HEAT PUMP 11 CENTRAL AIR CONDI				02 ELECTRIC				1																																					
IMPROVEMENT TYPE:		SINGLE FAMILY		GRADE:		C+10		AYB:		2000		EYB:		2000		CONDITION:		Average		DEPR TABLE:				SQ FT TABLE:																													
DIMENSIONS:		SFR=W40N24E40S24Area:960;OFP=W36S8E36N8Area:288;WDK=S4E12N28W10S24W2Area:288;PATIO=N8E36S8W36Area:288;TotalArea:1824																																																			
STRUCTURE		SKETCH-SF		*		STHT		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE	
SFR SFR SINGLE FAMILY		960				1.50				1440		164.16				C		1.10		5.50								0.85				158.17				1440				227765				0.74						168546			
1 CHIMNEY		0								0																				2500.00				0				2500				0.74						1850					
1 PREFAB FIREPLACE		0								0																				2500.00				0				2500				0.74						1850					
2 BATHS		0								0																				7398.00				0				14796				0.74						10949					
50%FIN-BSMT		0								480		98.50				1.10		3.30												111.65				480				53592				0.74						39658					
50%UNF-BSMT		0								480		32.83				1.10														36.11				480				17333				0.74						12826					
OFP OFF OPEN FINISHED		288				1.00				288		100.00				1.10										1.00				110.00				288				31680				0.74						23443					
WDK WDK WOOD DECK		288				1.00				288		13.00				1.10										1.00				14.30				288				4118				0.74						3047					
PATIO PATIO PATIO		288				1.00				288		3.00				1.10										1.00				3.30				288				950				0.74						703					
		1920				HSF				3264		TSF																		RPCN=185.0177/HSF				355234				VALU=136.91/HSF								262872							
STRUCTURE VALUE																								262,900																													
CARD 1 VALUE																								319,800																													
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																																					
LAND		56,900								56,900		56,900		%		TOTAL VALUE										319,800																											
OTHER FEAT		0								0		0		%																																							
STRUCTURE		262,900								262,900		138,500		89.82%																																							
TOTAL		319,800								319,800		195,400		63.66%		NBHD ADJUSTMENT: 1.00 * 319800 = 319,800																																					
(1033548) Group:0 Clay County, NC				TAX YEAR: 2026 REVAL YEAR: 2026				DEFERRED VALUE				0				APPRAISED VALUE				319,800																																	
																TAXABLE VALUE				319,800																																	