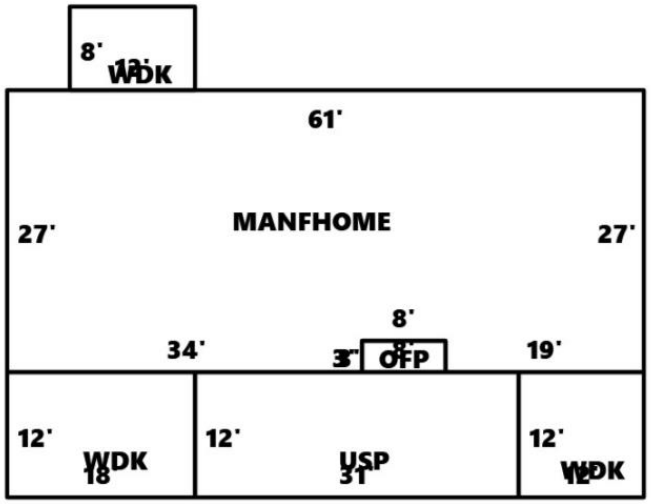
05/18/2026 07:54 OWNERSHIP 622372000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
CAMPBELL SHAWN CAMPBELL MELISSA 1152 WHITE OAK LN TRYON, NC 28782-8872 DEED: 00476 0013 6/5/2023 $310,000	LOT 4 QUAIL COVE SUB PLATBOOK/PAGE/DATE: NB: 00041 QUAIL COVE SUB 896 QUAIL COVE CIR	BRASSTOWN WARNE FIRE DISTRICT	543900160830 RECORD NUMBER: 8283 ROUTE: 543900300 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 1/6/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
			MANF HOME HAS BEEN CONVERTED AND APPROVED AS MODULAR HOME	4.6800

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	11HOMESITE-PAVED	1.000	25000		1.00		1.00		25000		1.000		25000
2	41WOOD LAND-PAVED	3.680	10000		1.00		1.00		10000		3.680		36800

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **61,800**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
3 PIER/POST	07 ALUMINUM/VINYL	02 GABLE	01 ASPHALT	1.0000 STHT 3 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	05 CARPET 10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	05 ELEC 03 GAS	1

IMPROVEMENT TYPE:	MANUFACTURED HOME	GRADE:	C+10	AYB:	1998	EYB:	2005	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	MANFHOME=W19N3W8S3W34N27E61S27Area:1623;OFP=N3W8S3E8Area:24;USP=S12W31N12E31Area:372;WDK=S12E12N12W12Area:144;WDK=S12W18N12E18Area:216;WDK=N8E12S8W12Area:96;TotalArea:2475												

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
MANF HOME MANFHOME	1623		1.00		1623	112.03		C 1.10		3.50				1.00		126.73		1623		205683		0.79		0.9000		146241
1 PREFAB FIREPLACE	0				0											1200.00		0		1200		0.79		0.9000		853
2 BATHS	0				0											2900.00		0		5800		0.79		0.9000		4124
OFP OFP OPEN FINISHED	24		1.00		24	100.00		1.10						1.00		110.00		24		2640		0.79		0.9000		1877
WDK WDK WOOD DECK	144		1.00		144	13.00		1.10						1.00		14.30		144		2059		0.79		0.9000		1464
WDK WDK WOOD DECK	216		1.00		216	13.00		1.10						1.00		14.30		216		3089		0.79		0.9000		2196
WDK WDK WOOD DECK	96		1.00		96	13.00		1.10						1.00		14.30		96		1373		0.79		0.9000		976
USP USP UNFINISHED	372		1.00		372	52.00		1.10						1.00		57.20		372		21278		0.79		0.9000		15129
	1623	HSF			2475	TSF										RPCN=149.7979/HSF				243122		VALU=106.51/HSF				172860

STRUCTURE VALUE **172,900**

CARD 1 VALUE **234,700**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	61,800				61,800	48,900	26.38%	**TOTAL VALUE** **234,700**
OTHER FEAT	0				0	0	%	
STRUCTURE	172,900				172,900	52,600	228.71%	
TOTAL	234,700				234,700	101,500	131.23%	**NBHD ADJUSTMENT:** **1.00 * 234700 = 234,700**

(1101110) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	234,700
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	234,700