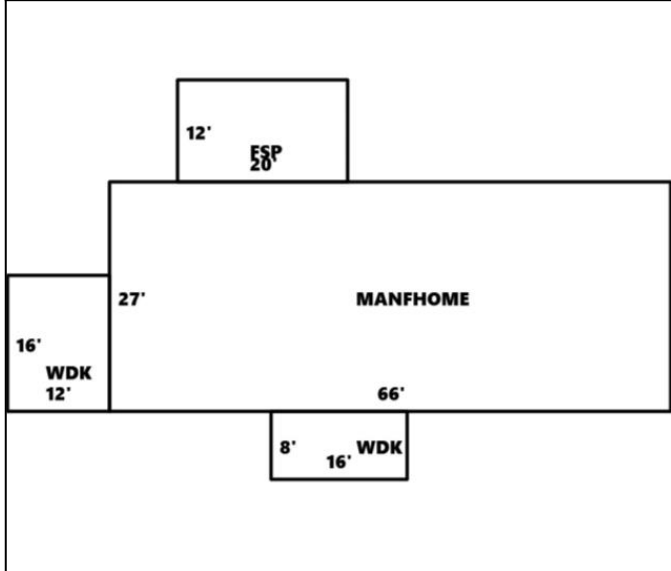


| 05/18/2026 12:33 OWNERSHIP 623405000 | PROPERTY DESCRIPTION | TAX DESCRIPTION | MAP NUMBER | CARD# |
|---|---|----------------------------------|--|-------|
| NASCO DENNIS G NASCO THERESA A 283 BOBCAT LANE WARNE, NC 28909 DEED: 00483 0021 5/22/2024 \$183,000 | LOT 10 SUNSET HILLS PLATBOOK/PAGE/DATE: 3 282 NB: 00034 SUNSET HILLS 283 BOBCAT LN | BRASSTOWN WARNE FIRE DISTRICT | 543900609697 RECORD NUMBER: 16300 ROUTE: 543900212 LISTER: 1/1/2026 REVIEWER: BRANDAN ALFRED 11/18/2024 | 1 / 1 |



| TOPO | STREET | UTILITIES | NOTES | AC | | | | |
|------------------------------|-------------------------------|--------------------------------------|-----------------------|-----------------------|----------|---------------|--------------|------------|
| | | | | 0.7800 | | | | |
| # | LAND CLASS | SIZE | BASERATE | * ACF | * ADJ | = ADJ RATE | * UNITS | = LNDVALUE |
| 1 | 50RESIDENTIAL | 1.000 | 25000 | 1.00 | 1.00 | 25000 | 1.000 | 25000 |
| ACREAGE FACTOR: | | FRONTAGE FACTOR: | | LAND VALUE | | 25,000 | | |
| # | OTHER FEATURES | SIZE | BASERATE | COND | ADJ RATE | UNITS | VALUE | |
| 1 | 38 D STORAGE-BRICK/STONE | 21 * 13 | 5.08 | 0.50 | 5.08 | 273 | 1400 | |
| OTHER FEATURES VALUE: | | | | | | | 1,400 | |
| FOUNDATION | XTR_FINISH | ROOF TYPE | ROOF MTRL | SIZE/QTY | | | | |
| 3 PIER/POST 1 CRAWL SPACE | 07 ALUMINUM/VINYL 02 BRICK | 02 GABLE | 04 METAL | 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 | 03 GAS 02 ELECTRIC | 1 | | | | |

| | | | | | | | | | | | | | |
|--------------------------|-------------------|--------|---|------|------|------|------|------------|---------|-------------|--|--------------|--|
| IMPROVEMENT TYPE: | MANUFACTURED HOME | GRADE: | C | AYB: | 2002 | EYB: | 2002 | CONDITION: | Average | DEPR TABLE: | | SQ FT TABLE: | |
|--------------------------|-------------------|--------|---|------|------|------|------|------------|---------|-------------|--|--------------|--|

DIMENSIONS: MANFHOME=N27E66S27W66Area:1782;WDK=E16S8W16N8Area:128;WDK=N16W12S16E12Area:192;FSP=E20N12W20S12Area:240;TotalArea:2342

| STRUCTURE | SKETCH-SF | * STHT | = AREA | RATE | * GRDE | + HEAT | + EXWL | * WLHT | = ADJRATE | * AREA | = RPCN | * DEPF | * CNDF | = STR-VALUE |
|-------------------------|-----------|--------|--------|--------|--------|--------|--------|--------|-------------------|--------|----------------|--------|--------|-------------|
| MANF HOME MANFHOME | 1782 | 1.00 | 1782 | 108.27 | C | 3.50 | | 1.00 | 111.77 | 1782 | 199174 | 0.76 | | 151372 |
| 2 BATHS | 0 | | 0 | | | | | | 2900.00 | 0 | 5800 | 0.76 | | 4408 |
| 1 FIREPLACE | 0 | | 0 | | | | | | 1000.00 | 0 | 1000 | 0.76 | | 760 |
| 1 CHIMNEY | 0 | | 0 | | | | | | 2000.00 | 0 | 2000 | 0.76 | | 1520 |
| FSP FSP FINISHED SCREEN | 240 | 1.00 | 240 | 55.00 | | | | 1.00 | 55.00 | 240 | 13200 | 0.76 | | 10032 |
| WDK WDK WOOD DECK | 192 | 1.00 | 192 | 13.00 | | | | 1.00 | 13.00 | 192 | 2496 | 0.76 | | 1897 |
| WDK WDK WOOD DECK | 128 | 1.00 | 128 | 13.00 | | | | 1.00 | 13.00 | 128 | 1664 | 0.76 | | 1265 |
| | 1782 | HSF | 2342 | TSF | | | | | RPCN=126.4500/HSF | 225334 | VALU=96.10/HSF | | | 171254 |

STRUCTURE VALUE **171,300**

CARD 1 VALUE **197,700**

| VALUATION | THIS CARD | + OTHER CARD | = VALUE | PREV-VAL | CHANGE | OTHER CARDS VALUE |
|--------------|----------------|--------------|----------------|----------------|---------------|-----------------------------------|
| LAND | 25,000 | | 25,000 | 30,000 | -16.67% | TOTAL VALUE 197,700 |
| OTHER FEAT | 1,400 | | 1,400 | | % | |
| STRUCTURE | 171,300 | | 171,300 | 82,200 | 108.39% | |
| TOTAL | 197,700 | | 197,700 | 113,600 | 74.03% | |

(1052052) Group:0 TAX YEAR: 2026 APPRAISED VALUE 197,700
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 197,700