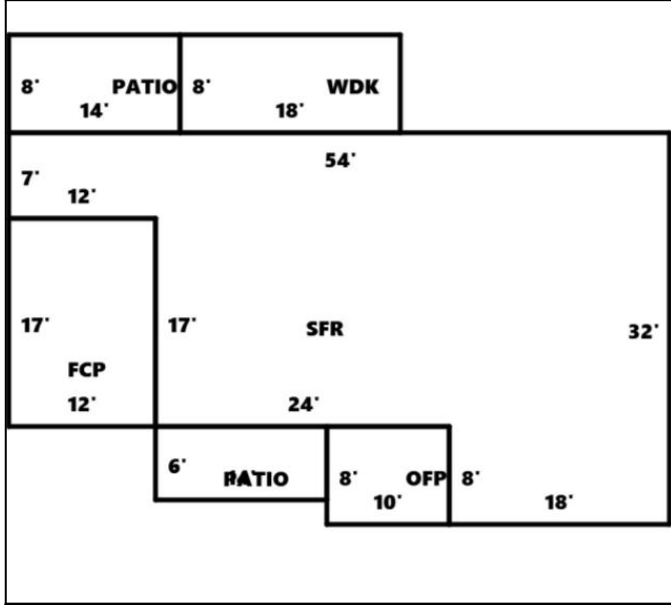


05/18/2026 02:25 OWNERSHIP 234201302	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
BYERS SANDRA 1266 FORD ROAD WARNE, NC 28909 DEED: 00063 0223 \$0	LOT 36 KIRK AUCTION PLATBOOK/PAGE/DATE: NB: 00019 KIRK AUCTION PROP 1266 FORD RD	BRASSTOWN WARNE FIRE DISTRICT	543900632817 RECORD NUMBER: 2159 ROUTE: 543900150 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 12/6/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC							
				2.7000 (5.099)							
#	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	21OPEN LAND-PAVED	1.700	10000	1.00	1.00		10000	1.700		17000	
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		49,500					
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE				
1	17 D GARAGE UNFINISHED	24 * 24	16.24	0.80	16.24	576	9400				
2	39 D STORAGE-FRAME/CONCRE	12 * 16	8.05	0.00	8.05	192	1500				
3	13 D CANOPY-RESIDENTIAL	12 * 16	5.94	0.00	5.94	192	1100				
4	62 C Carport Metal	18 * 20	3.00	0.00	3.00	360	1100				
OTHER FEATURES VALUE:							13,100				
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY							
4 BRICK	02 BRICK	02 GABLE	01 ASPHALT	1.0000 SHTT 3 BDRM							
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #							
01 DRYWALL 02 PANELING	05 CARPET 10 VINYL	11 CENTRAL AIR CONDI	03 GAS	1							

IMPROVEMENT TYPE: SINGLE FAMILY	GRADE: C	AYB: 1970	EYB: 1970	CONDITION: Average	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: SFR=W54S7E12S17E24S8E18N32Area:1236;WDK=N8W18S8E18Area:144;FCP=S17W12N17E12Area:204;PATIO=S6E14N6W14Area:84;OFF=E10S8W10N8Area:80;PATIO=N8E14S8W14Area:112;TotalArea:1860

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1236	1.00		1236	170.71	C	2.00	3.00	1.00		175.71	1236		217178	0.44			95558
1 CHIMNEY	0			0							2500.00	0		2500	0.44			1100
2 BATHS	0			0							7398.00	0		14796	0.44			6510
25%FIN-BSMT	0			309	102.43		1.20				103.63	309		32022	0.44			14090
75%UNF-BSMT	0			927	34.14						34.14	927		31648	0.44			13925
OFF OFF OPEN FINISHED	80	1.00		80	100.00				1.00		100.00	80		8000	0.44			3520
WDK WDK WOOD DECK	144	1.00		144	13.00				1.00		13.00	144		1872	0.44			824
FCP FCP FINISHED CARPORT	204	1.00		204	21.00				1.00		21.00	204		4284	0.44			1885
PATIO PATIO PATIO	112	1.00		112	3.00				1.00		3.00	112		336	0.44			148
PATIO PATIO PATIO	84	1.00		84	3.00				1.00		3.00	84		252	0.44			111

1545 HSF 3096 TSF RPCN=202.5165/HSF 312888 VALU=89.11/HSF 137671

STRUCTURE VALUE																	137,700
CARD 1 VALUE																	200,300

VALUATION	THIS CARD	+ OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	49,500			49,500	36,100	37.12%	
OTHER FEAT	13,100			13,100	13,100	%	
STRUCTURE	137,700			137,700	98,000	40.51%	
TOTAL	200,300			200,300	147,200	36.07%	

(110086) Group:0 TAX YEAR: 2026 APPRAISED VALUE 200,300
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 200,300