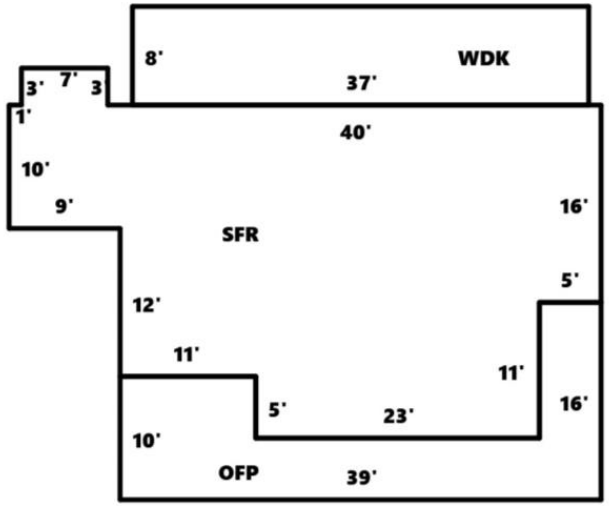
05/18/2026 12:24 OWNERSHIP 618403000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
SKINNER CAROL G 1706 DEER VALLEY DR WARNE, NC 28909 DEED: 00439 0204 5/4/2020 $238,000	LOT 20 DEER VALLEY PLATBOOK/PAGE/DATE: 4 1459 NB: 00115 DEER VALLEY 1706 DEER VALLEY DR	BRASSTOWN WARNE FIRE DISTRICT	544800192921 RECORD NUMBER: 6832 ROUTE: 544800030A LISTER: 1/1/2026 REVIEWER: CHASE PEARSON 4/19/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			BLDE ON U/L GOOD VIEW ADJUSTED BASED ON REVIEW OF NEIGHBORHOOD 2018 INFORMAL APPEALS	1.0200 (1.020)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000		1.00		1.50		45000		1.000		45000
2	40WOOD LAND	0.020	10000		1.00		1.00		10000		0.020		200

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **45,200**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	57 C HOT TUB-SPA	1 * 1	2500.00	0.00	2500.00	1	2500

OTHER FEATURES VALUE: **2,500**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	01 FRAME	02 GABLE	01 ASPHALT	1.7500 STHT 3 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL 09 WOOD	01 HARDWOOD 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC 03 GAS	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	B-5	AYB:	2006	EYB:	2006	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	

DIMENSIONS: SFR=N5W11N12W9N10E1N3E7S3E40S16W5S11W23Area:1054;OFP=E23N11E5S16W39N10E11S5Area:305;WDK=W37N8E37S8Area:296;WDK=Area:40;WDK=Area:40;TotalArea:1735

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1054		1.75		1845	201.40		B 0.95		5.50				0.85		167.31		1845		308687		0.86				265471
55%FIN-BSMT	0				580	120.84		0.95		3.30						118.10		580		68498		0.86				58908
34%UNF-BSMT	0				358	40.28		0.95								38.27		358		13701		0.86				11783
3 BATHS	0				0											9180.00		0		27540		0.86				23684
1 HALFBATHS	0				0											4800.00		0		4800		0.86				4128
WDK WDK WOOD DECK	40		1.00		40	16.25		0.95						1.00		15.44		40		618		0.86				531
WDK WDK WOOD DECK	40		1.00		40	16.25		0.95						1.00		15.44		40		618		0.86				531
WDK WDK WOOD DECK	296		1.00		296	16.25		0.95						1.00		15.44		296		4570		0.86				3930
OFP OFP OPEN FINISHED	305		1.00		305	124.00		0.95						1.00		117.80		305		35929		0.86				30899
	2425	HSF			3464	TSF										RPCN=191.7364/HSF				464961		VALU=164.89/HSF				399865

STRUCTURE VALUE **399,900**

CARD 1 VALUE **447,600**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE
LAND	45,200				45,200	45,200	%
OTHER FEAT	2,500				2,500	0	%
STRUCTURE	399,900				399,900	190,100	110.36%
TOTAL	447,600				447,600	235,300	90.23%

OTHER CARDS VALUE

TOTAL VALUE **447,600**

NBHD ADJUSTMENT: **1.00 * 447600 = 447,600**

(1051342) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	447,600
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	447,600