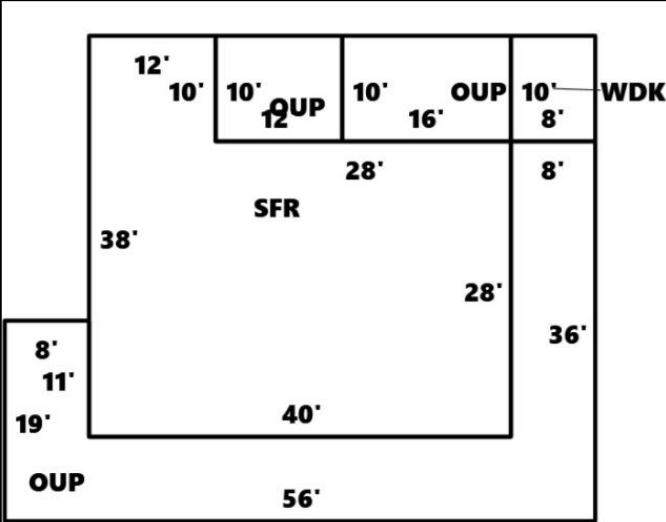


05/18/2026 03:45 OWNERSHIP 619304000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
SHANOSKY THOMAS P 230 PINNER POINT HAYESVILLE, NC 28904 DEED: 00447 0202 12/22/2020 \$245,000	LOT 61 CHERRY MTN SUB PLATBOOK/PAGE/DATE: NB: 00071 CHERRY MOUNTAIN SUB 230 PINNERS POINT	HAYESVILLE HAYESVILLE FIRE DISTRICT	544900832696 RECORD NUMBER: 12885 ROUTE: 544900328 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 3/12/2025 9:02:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT							
				1.7300 (1.730)							
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE	
1	50RESIDENTIAL	1.000	40000	1.00	1.00		40000	1.000		40000	
2	40WOOD LAND	0.730	10000	1.00	1.00		10000	0.730		7300	
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		47,300					
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE				
OTHER FEATURES VALUE:											0
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY			
5 CONCRETE		01 FRAME		02 GABLE		01 ASPHALT		1.5000 STHT 3 BDRM			
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #			
01 DRYWALL		01 HARDWOOD 05 CARPET 10 VINYL		04 HEAT PUMP 11 CENTRAL AIR CONDI		02 ELECTRIC 03 GAS		1			

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C+10	AYB:	1999	EYB:	1999	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	SFR=N38E12S10E28S28W40Area:1240;OUP=N11W8S19E56N36W8S28W40Area:760;WDK=N10E8S10W8Area:80;OUP=N10W16S10E16Area:160;WDK=Area:160;OUP=S10W12N10E12Area:120;TotalArea:2520												

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1240	1.50		1860	161.10	C	1.10	5.50		0.85	155.30	1860		288858	0.73			210866
1 CHIMNEY	0			0							2500.00	0		2500	0.73			1825
100%FIN-BSMT	0			1240	96.66		1.10	3.30			109.63	1240		135941	0.73			99237
2 FIREPLACE	0			0							2500.00	0		5000	0.73			3650
3 BATHS	0			0							7398.00	0		22194	0.73			16202
OUP OUP OPEN UNFINISHED	120	1.00		120	44.00		1.10			1.00	48.40	120		5808	0.73			4240
OUP OUP OPEN UNFINISHED	160	1.00		160	44.00		1.10			1.00	48.40	160		7744	0.73			5653
OUP OUP OPEN UNFINISHED	760	1.00		760	44.00		1.10			1.00	48.40	760		36784	0.73			26852
WDK WDK WOOD DECK	80	1.00		80	13.00		1.10			1.00	14.30	80		1144	0.73			835
WDK WDK WOOD DECK	160	1.00		160	13.00		1.10			1.00	14.30	160		2288	0.73			1670

3100 HSF	4380 TSF	RPCN=163.9551/HSF	508261	VALU=119.69/HSF	371030
STRUCTURE VALUE					371,000

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	47,300				47,300	47,300	%	TOTAL VALUE
OTHER FEAT	0				0	0	%	418,300
STRUCTURE	371,000				371,000	203,300	82.49%	
TOTAL	418,300				418,300	250,600	66.92%	

(1037378) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	418,300
				TAXABLE VALUE	418,300