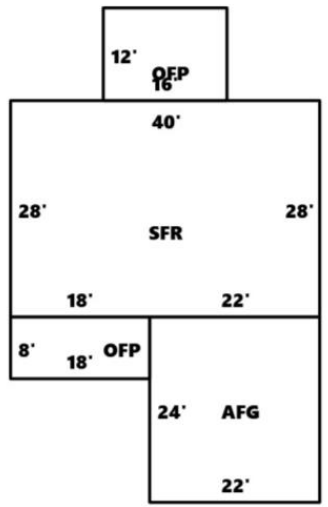


05/18/2026 03:36 OWNERSHIP 618942000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
WILLIAMS MATTHEW WILLIAMS TRACI 154 HOLLYANNE POND HAYESVILLE, NC 28904 DEED: 00446 0034 11/3/2020 \$265,000	LOT 2 UNIT 2 HOLLYBERRY PLATBOOK/PAGE/DATE: 4 543 NB: 00070 HOLLY BERRY HILLS 154 HOLLYANNE POND RD	HAYESVILLE HAYESVILLE FIRE DISTRICT	545900029136 RECORD NUMBER: 3359 ROUTE: 544900373C LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 3/10/2025 10:57:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT							
			BLDE OFF ON B/L ONLY CREEK FRONT	0.9300 (0.930)							
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE	
1	92CREEKFRONT	1.000	40000	1.00	1.00		40000	1.000		40000	
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		40,000					
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE				
OTHER FEATURES VALUE:											0
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY			
2 SLAB		14 CONCRETE LAP SIDING 03 STONE		02 GABLE		01 ASPHALT		1.0000 SHTH 3 BDRM			
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #			
01 DRYWALL		01 HARDWOOD 05 CARPET 02 TILE		04 HEAT PUMP 11 CENTRAL AIR CONDI		03 GAS 02 ELECTRIC		1			

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C+10	AYB:	2003	EYB:	2003	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS: SFR=W18N28E40S28W22Area:1120;AFG=E22S24W22N24Area:528;OFP=W18S8E18N8Area:144;OFP=E16N12W16S12Area:192;CDK=Area:192;OFP=Area:24;TotalArea:2200

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1120		1.00		1120	161.10		C	1.10	5.50				1.00		182.71		1120		204635		0.84			171893	
1 CHIMNEY	0				0											2500.00		0		2500		0.84			2100	
1 FIREPLACE	0				0											2500.00		0		2500		0.84			2100	
1 HALFBATHS	0				0											3950.00		0		3950		0.84			3318	
100%FIN-BSMT	0				1120	96.66		1.10		3.30						109.63		1120		122786		0.84			103140	
2 BATHS	0				0											7398.00		0		14796		0.84			12429	
OFP OFP OPEN FINISHED	24		1.00		24	100.00		1.10						1.00		110.00		24		2640		0.84			2218	
OFP OFP OPEN FINISHED	192		1.00		192	100.00		1.10						1.00		110.00		192		21120		0.84			17741	
OFP OFP OPEN FINISHED	144		1.00		144	100.00		1.10						1.00		110.00		144		15840		0.84			13306	
CDK CDK COVERED WOOD	192		1.00		192	18.00		1.10						1.00		19.80		192		3802		0.84			3194	
AFG AFG ATTACHED	528		1.00		528	58.00		1.10						1.00		63.80		528		33686		0.84			28296	

2768 HSF 3320 TSF RPCN=154.7164/HSF 428255 VALU=129.96/HSF 359735

STRUCTURE VALUE **359,700**

CARD 1 VALUE **399,700**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	40,000				40,000	40,000	%	TOTAL VALUE
OTHER FEAT	0				0	0	%	
STRUCTURE	359,700				359,700	172,500	108.52%	
TOTAL	399,700				399,700	212,500	88.09%	399,700

NBHD ADJUSTMENT: 1.00 * 399700 = 399,700

(1040506) Group:0 TAX YEAR: 2026 APPRAISED VALUE 399,700
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 399,700