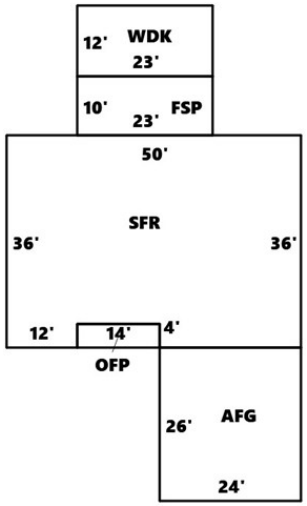
05/18/2026 03:37 OWNERSHIP 618731000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
BEEBE JEFFREY 95 BREEZY BROOK LN HAYESVILLE, NC 28904 DEED: 00376 0136 5/17/2013 $220,000	LT 3 REV UN 5 SMOKERISE PLATBOOK/PAGE/DATE: 5 105 NB: 00072 SMOKERISE 95 BREEZY BROOK LN	HAYESVILLE HAYESVILLE FIRE DISTRICT	545900120581 RECORD NUMBER: 1097 ROUTE: 544900373A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 3/12/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
				1.2400 (1.240)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000		1.00		1.00		30000		1.000		30000
2	40WOOD LAND	0.240	10000		1.00		1.00		10000		0.240		2400

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **32,400**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	01 FRAME 03 STONE	02 GABLE	01 ASPHALT	1.6500 STHT 3 BDRM
WALL FINISH	**FLOORS**	**HEAT&AIR**	**HEAT FUEL**	**BUILDING #**
01 DRYWALL	01 HARDWOOD 02 TILE 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	03 GAS 02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	B	AYB:	2006	EYB:	2006	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	AFG=S26W24N26E24Area:624;OFP=N4W14S4E14Area:56;WDK=N12E23S12W23Area:276;SFR=N36W50S36E12N4E14S4E24Area:1744;FSP=N10E23S10W23Area:230;TotalArea:2930												

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1744		1.65		2878	201.40		B		5.50				0.85		175.87		2878		506154		0.80				404923
2 BATHS	0				0											9180.00		0		18360		0.80				14688
1 HALFBATHS	0				0											4800.00		0		4800		0.80				3840
1 FIREPLACE	0				0											6250.00		0		6250		0.80				5000
AFG AFG ATTACHED	624		1.00		624	72.00								1.00		72.00		624		44928		0.80				35942
WDK WDK WOOD DECK	276		1.00		276	16.25								1.00		16.25		276		4485		0.80				3588
OFP OFP OPEN FINISHED	56		1.00		56	124.00								1.00		124.00		56		6944		0.80				5555
FSP FSP FINISHED SCREEN	230		1.00		230	68.76								1.00		68.76		230		15815		0.80				12652
	3502	HSF			4064	TSF										RPCN=173.5396/HSF				607736		VALU=138.83/HSF				486188

STRUCTURE VALUE **486,200**

CARD 1 VALUE **518,600**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE	
LAND	32,400				32,400	31,800	1.89%	**TOTAL VALUE**	**518,600**
OTHER FEAT	0				0	0	%		
STRUCTURE	486,200				486,200	266,500	82.44%		
TOTAL	518,600				518,600	298,300	73.85%	**NBHD ADJUSTMENT:** **1.00 * 518600 = 518,600**	

(1051689) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	518,600
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	518,600