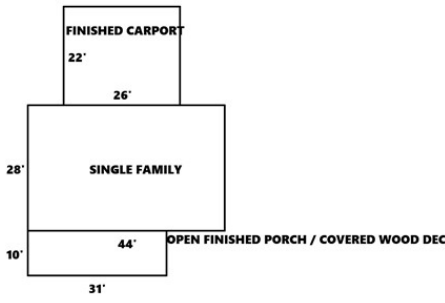


05/18/2026 05:59 OWNERSHIP 12582301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
WILES THOMAS MICHAEL & ANN G 76 HOLLYANNE POND HAYESVILLE, NC 28904 DEED: 00306 0146 6/20/2006 \$235,000	LOT 4 HOLLY BERRY HILLS PLATBOOK/PAGE/DATE: 4 543 NB: 00070 HOLLY BERRY HILLS 76 HOLLYANNE POND RD	HAYESVILLE HAYESVILLE FIRE DISTRICT	545900123222 RECORD NUMBER: 17143 ROUTE: 545900224 LISTER: 1/1/2026 REVIEWER: BRANDAN ALFRED 3/10/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			OFB2 IS UNFIN U/L OF GARFIN CREEKFRONT	1.1200 (1.120)

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	92CREEKFRONT	1.000	40000	1.00	1.00	40000	1.000	40000
2	40WOOD LAND	0.120	10000	1.00	1.00	10000	0.120	1200

ACREAGE FACTOR: FRONTAGE FACTOR: LAND VALUE 41,200

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	16 C GARAGE FINISHED	24 * 24	28.86	0.95	28.86	576	16600

OTHER FEATURES VALUE: 16,600

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	01 FRAME 05 STUCCO	02 GABLE	01 ASPHALT	1.0000 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: 2005	EYB: 2005	CONDITION: Average	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: SFR=E44N28W44S28Area:1232;OFP=S10E31N10W31Area:310;CDK=Area:310;FCP=N22E26S22W26Area:572;TotalArea:2424

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SFR SINGLE FAMILY	1232	1.00	1232	161.10	C 1.10	5.50		1.00	182.71	1232	225099	0.79		177828
2 BATHS	0		0						7398.00	0	14796	0.79		11689
1 HALFBATHS	0		0						3950.00	0	3950	0.79		3121
1 FIREPLACE	0		0						5000.00	0	5000	0.79		3950
100%FIN-BSMT	0		1232	96.66	1.10	3.30			109.63	1232	135064	0.79		106701
OFP OFP OPEN FINISHED	310	1.00	310	100.00	1.10			1.00	110.00	310	34100	0.79		26939
CDK CDK COVERED WOOD	310	1.00	310	18.00	1.10			1.00	19.80	310	6138	0.79		4849
FCP FCP FINISHED CARPORT	572	1.00	572	21.00	1.10			1.00	23.10	572	13213	0.79		10438
2464 HSF		3656 TSF		RPCN=177.5000/HSF		437360		VALU=140.23/HSF		345515				

STRUCTURE VALUE 345,500

CARD 1 VALUE 403,300

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	41,200		41,200	40,900	.73%	TOTAL VALUE 403,300
OTHER FEAT	16,600		16,600	16,600	%	
STRUCTURE	345,500		345,500	183,400	88.39%	
TOTAL	403,300		403,300	240,900	67.41%	

(1054887) Group:0 TAX YEAR: 2026 APPRAISED VALUE 403,300
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 403,300