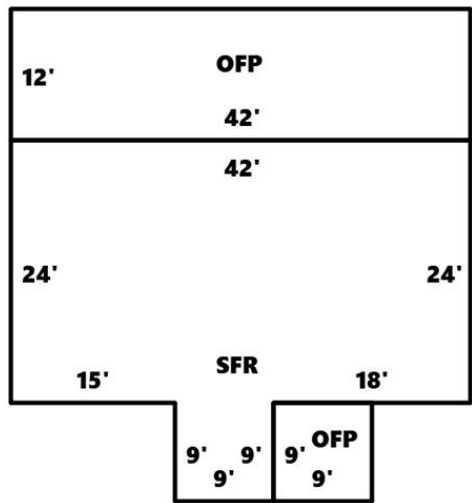


05/18/2026 03:48 OWNERSHIP 619646000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
GERDES NICHOLAS 1540 MATHESON COVE RD HAYESVILLE, NC 28904 DEED: 00450 0200 3/22/2021 \$34,000	LOT 4 RIDGEVIEW PLATBOOK/PAGE/DATE: NB: 00155 RIDGEVIEW ACRES 76 MURRAY HILL TERR	HAYESVILLE HAYESVILLE FIRE DISTRICT	545900417164 RECORD NUMBER: 15381 ROUTE: 545900521 LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 11/25/2024 3:11:00 PM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT						
				0.7500 (0.750)						
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000	1.00	1.00		30000	1.000		30000
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE			30,000			
#	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 01 FRAME	07 SHED	01 ASPHALT	1.0000 SHTT 3 BDRM						
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #						
01 DRYWALL	10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI 01 FORCED HOT AIR	02 ELECTRIC 03 GAS	1						

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C+5	AYB:	2024	EYB:	2024	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS:	SFR=S24E15S9E9N9E18N24W42Area:1089;OFP=S9E9N9W9Area:81;OFP=N12W42S12E42Area:504;PATIO=Area:504;TotalArea:2178												
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STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1089	1.00		1089	161.10	C 1.05	5.50		1.00		174.66	1089		190205	0.98			186401
1 CHIMNEY	0			0							2500.00	0		2500	0.98			2450
1 HALFBATHS	0			0							3950.00	0		3950	0.98			3871
100%FIN-BSMT	0			1089	96.66	1.05	3.30				104.79	1089		114116	0.98			111834
2 PREFAB FIREPLACE	0			0							2500.00	0		5000	0.98			4900
3 BATHS	0			0							7398.00	0		22194	0.98			21750
OFP OFP OPEN FINISHED	81	1.00		81	100.00	1.05			1.00		105.00	81		8505	0.98			8335
OFP OFP OPEN FINISHED	504	1.00		504	100.00	1.05			1.00		105.00	504		52920	0.98			51862
PATIO PATIO PATIO	504	1.00		504	3.00	1.05			1.00		3.15	504		1588	0.98			1556
2178		HSF		3267		TSF		RPCN=184.1037/HSF		400978		VALU=180.42/HSF		392959				

STRUCTURE VALUE																	393,000
CARD 1 VALUE																	423,000

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	30,000				30,000	30,000	%	TOTAL VALUE
OTHER FEAT	0				0	0	%	423,000
STRUCTURE	393,000				393,000	164,600	138.76%	
TOTAL	423,000				423,000	194,600	117.37%	

(1047575) Group:0	TAX YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	423,000
Clay County, NC	REVAL YEAR: 2026			TAXABLE VALUE	423,000

NBHD ADJUSTMENT: 1.00 * 423000 = 423,000