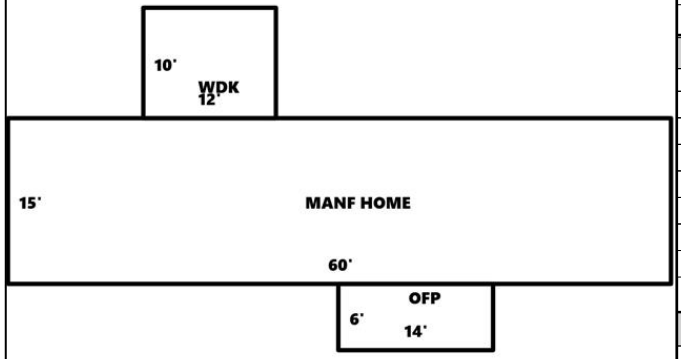
05/18/2026 03:37 OWNERSHIP 622730000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
EQUITY TRUST COMPANY CUSTODIAN FBO #200228283 ROTH IRA 1 EQUITY WAY WESTLAKE, OH 44145 DEED:	LT 10 NICELY RD PH2 PLATBOOK/PAGE/DATE: 6 829 05/24/2024 NB: 00324 NICELY OAKS 195 LOGANBERRY LN	HAYESVILLE HAYESVILLE FIRE DISTRICT	545900884984 RECORD NUMBER: 41983 ROUTE: LISTER: REVIEWER:	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
				0.8800

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	11HOMESITE-PAVED	0.880	42000		1.12		1.00		47040		0.880		41395

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **41,400**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
3 PIER/POST 5 CONCRETE	07 ALUMINUM/VINYL	02 GABLE	01 ASPHALT	1.0000 STHT 2 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	1

IMPROVEMENT TYPE:	MANUFACTURED HOME	GRADE:	C-10	AYB:	2024	EYB:	2024	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	MANF HOME=N15E60S15W60Area:900;OFP=N6E14S6W14Area:84;WDK=S10E12N10W12Area:120;TotalArea:1104												

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
MANF HOME MANF HOME	900		1.00		900	140.20		C 0.90		3.50				1.00		129.68		900		116712		0.98				114378
2 BATHS	0				0											2900.00		0		5800		0.98				5684
OFP OFP OPEN FINISHED	84		1.00		84	100.00		0.90						1.00		90.00		84		7560		0.98				7409
WDK WDK WOOD DECK	120		1.00		120	13.00		0.90						1.00		11.70		120		1404		0.98				1376
	900	HSF			1104	TSF										RPCN=146.0844/HSF				131476		VALU=143.16/HSF				128847

STRUCTURE VALUE **128,800**

CARD 1 VALUE **170,200**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	41,400				41,400	26,400	56.82%	**TOTAL VALUE** **170,200**
OTHER FEAT	0				0	0	%	
STRUCTURE	128,800				128,800	57,100	125.57%	
TOTAL	170,200				170,200	83,500	103.83%	**NBHD ADJUSTMENT:** **1.00 * 170200 = 170,200**

(1047832) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	170,200
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	170,200