

08/28/2026 11:19 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 12 NICELY RD PH2 PLATBOOK/PAGE/DATE: 6 829 05/24/2024 NB: 00324 NICELY OAKS 285 LOGANBERRY LN				HAYESVILLE HAYESVILLE FIRE DISTRICT				545900890371 RECORD NUMBER: 41985 ROUTE: LISTER: REVIEWER:				1 / 1																									
WDK 10' 12' MANF HOME 15' 60' OFF 6' 14'				TOPO		STREET		UTILITIES		NOTES						AC																									
																0.7900																									
				#	LAND CLASS		SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE																	
				1	11HOMESITE-PAVED		0.790		42000			1.21			1.00			50820			0.790			40148																	
				ACREAGE FACTOR:				FRONTAGE FACTOR:				LAND VALUE				40,100																									
				#	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				07 ALUMINUM/VINYL				02 GABLE				04 METAL				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:		2025		EYB:		2025		CONDITION:		Average		DEPR TABLE:		SQ FT TABLE:																			
DIMENSIONS:		MANF HOME=S15E60N15W60Area:900;OFF=S6E14N6W14Area: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 1.10			3.50						1.00			157.72			900			141948			0.99			140529				
2 BATHS		0						0																	2900.00			0			5800			0.99			5742				
OFF OFF OPEN FINISHED		84			1.00			84		100.00			1.10									1.00			110.00			84			9240			0.99			9148				
WDK WDK WOOD DECK		120			1.00			120		13.00			1.10									1.00			14.30			120			1716			0.99			1699				
		900		HSF				1104		TSF																RPCN=176.3377/HSF				158704		VALU=174.58/HSF				157118					
STRUCTURE VALUE																						157,100																			
CARD 1 VALUE																						197,200																			
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																											
LAND		40,100						40,100		23,700		69.2%		TOTAL VALUE 197,200																											
OTHER FEAT		0						0		0		%																													
STRUCTURE		157,100						157,100		0		%																													
TOTAL		197,200						197,200		23,700		732.07%		NBHD ADJUSTMENT: 1.00 * 197200 = 197,200																											
(1106276) Group:0				TAX YEAR: 2026				DEFERRED VALUE				0				APPRAISED VALUE				197,200																					
Clay County, NC				REVAL YEAR: 2026												TAXABLE VALUE				197,200																					