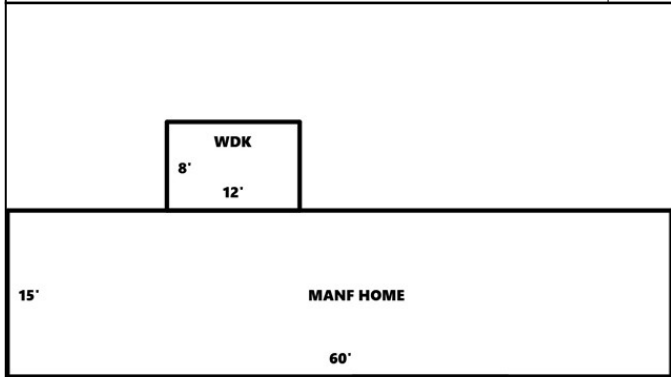


05/18/2026 05:50 OWNERSHIP 622730000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
EQUITY TRUST COMPANY CUSTODIAN FBO #200228283 ROTH IRA 1 EQUITY WAY WESTLAKE, OH 44145 DEED:	LT 11 NICELY RD PH2 PLATBOOK/PAGE/DATE: 6 829 05/24/2024 NB: 00324 NICELY OAKS 247 LOGANBERRY LN	HAYESVILLE HAYESVILLE FIRE DISTRICT	545900891144 RECORD NUMBER: 41984 ROUTE: LISTER: REVIEWER:	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
				1.0700

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
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1	11HOMESITE-PAVED	1.000	42000	1.00	1.00	42000	1.000	42000
2	43WOOD LAND-PRIVA	0.070	13000	1.00	1.00	13000	0.070	910

ACREAGE FACTOR:	FRONTAGE FACTOR:	LAND VALUE	42,900
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#	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:	
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DIMENSIONS: MANF HOME=S15E60N15W60Area:900;OFF=N6E14S6W14Area:84;WDK=S8E12N8W12Area:96;TotalArea:1080

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	96	1.00	96	13.00	1.10			1.00	14.30	96	1373	0.99		1359

900 HSF 1080 TSF RPCN=175.9566/HSF 158361 VALU=174.20/HSF 156778

STRUCTURE VALUE 156,800

CARD 1 VALUE 199,700

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	42,900		42,900	30,500	40.66%	TOTAL VALUE 199,700
OTHER FEAT	0		0	0	%	
STRUCTURE	156,800		156,800	0	%	
TOTAL	199,700		199,700	30,500	554.75%	

NBHD ADJUSTMENT: 1.00 * 199700 = 199,700

(1096502) Group:0 TAX YEAR: 2026 REVAL YEAR: 2026 DEFERRED VALUE 0 APPRAISED VALUE 199,700 TAXABLE VALUE 199,700

Clay County, NC