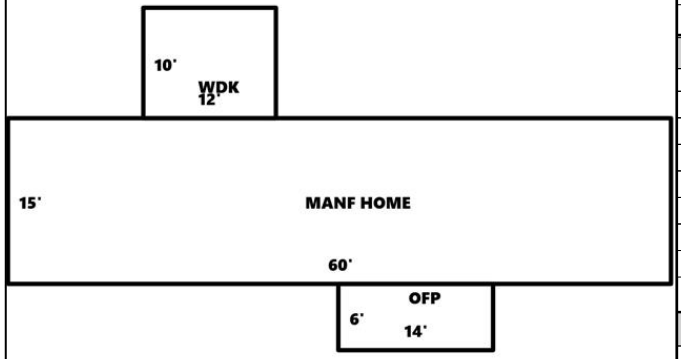
05/18/2026 07:50 OWNERSHIP 623727000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
LESLEY CURTIS J C/O BRUCE BRADLEY GRANGER, IN 46530 DEED: 00484 0342 10/16/2024 $215,000	LOT 4 TRACT 2 NICELY RD PLATBOOK/PAGE/DATE: 6 742 11/13/2023 NB: 00324 NICELY OAKS 75 WINDSWEPT LN	HAYESVILLE HAYESVILLE FIRE DISTRICT	545900894581 RECORD NUMBER: 41461 ROUTE: LISTER: REVIEWER:	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
				0.7500

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	11HOMESITE-PAVED	0.750	42000		1.25		1.00		52500		0.750		39375

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **39,400**

#	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 1.10		3.50				1.00		157.72		900		141948		0.98				139109
2 BATHS	0				0											2900.00		0		5800		0.98				5684
OFP OFP OPEN FINISHED	84		1.00		84	100.00		1.10						1.00		110.00		84		9240		0.98				9055
WDK WDK WOOD DECK	120		1.00		120	13.00		1.10						1.00		14.30		120		1716		0.98				1682
	900	HSF			1104	TSF										RPCN=176.3377/HSF				158704		VALU=172.81/HSF				155530

STRUCTURE VALUE **155,500**

CARD 1 VALUE **194,900**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	39,400				39,400	28,100	40.21%	**TOTAL VALUE** **194,900**
OTHER FEAT	0				0	0	%	
STRUCTURE	155,500				155,500	57,100	172.33%	
TOTAL	194,900				194,900	85,200	128.76%	**NBHD ADJUSTMENT:** **1.00 * 194900 = 194,900**

(1074544) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	194,900
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	194,900