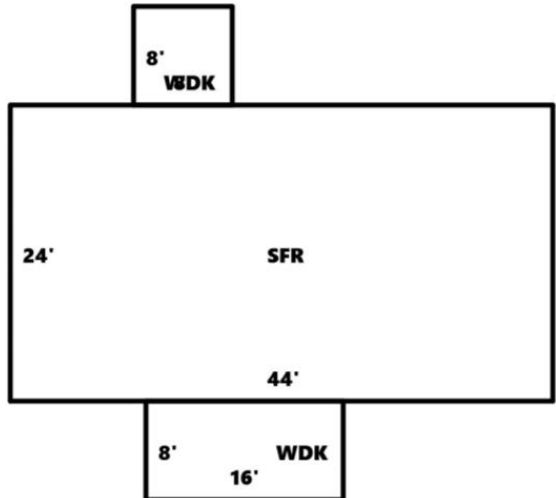


05/18/2026 03:39 OWNERSHIP 14778301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
GORDON SHEILA 296 MOUNTAIN VIEW LANE HAYESVILLE, NC 28904 DEED: 00252 0235 9/23/2002 \$60,000	LOT 8 MTN VIEW SUB PLATBOOK/PAGE/DATE: NB: 00056 MOUNTAIN VIEW HOMESITES 296 MTN VIEW LN	HAYESVILLE HAYESVILLE FIRE DISTRICT	546900188495 RECORD NUMBER: 6010 ROUTE: 546900 033 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 3/6/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT							
				0.8200 (0.820)							
#	LAND CLASS	SIZE	BASERATE	* ACF *	ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE	
1	50RESIDENTIAL	1.000	40000	1.00	1.00		40000	1.000		40000	
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		40,000					
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE				
1	13 C CANOPY-RESIDENTIAL	10 * 10	9.00	0.00	9.00	100	900				
2	57 C HOT TUB-SPA	1 * 1	2500.00	0.00	2500.00	1	5000				
3	31 C PAVILION	16 * 16	38.50	0.00	38.50	256	9900				
4	51 C PATIO-RESIDENTIAL	8 * 8	3.00	0.00	3.00	64	200				
OTHER FEATURES VALUE:							16,000				
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY							
2 SLAB	07 ALUMINUM/VINYL 05 STUCCO	02 GABLE	01 ASPHALT	1.0000 STHT 4 BDRM							
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #							
01 DRYWALL	05 CARPET 10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	03 GAS 02 ELECTRIC	1							

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	2002	EYB:	2002	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS: SFR=W44N24E44S24Area:1056;WDK=W16S8E16N8Area:128;WDK=E8N8W8S8Area:64;TotalArea:1248

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1056	1.00		1056	161.10	C	5.50		1.00		166.60	1056		175930	0.76			133707
1 BATHS	0			0							7398.00	0		7398	0.76			5622
100%FIN-BSMT	0			1056	96.66		3.30				99.96	1056		105558	0.76			80224
WDK WDK WOOD DECK	64	1.00		64	13.00				1.00		13.00	64		832	0.76			632
WDK WDK WOOD DECK	128	1.00		128	13.00				1.00		13.00	128		1664	0.76			1265
		2112	HSF			2304	TSF			RPCN=137.9649/HSF		291382	VALU=104.85/HSF				221450	

STRUCTURE VALUE																		221,500
CARD 1 VALUE																		277,500

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	40,000				40,000	40,000	%	TOTAL VALUE
OTHER FEAT	16,000				16,000	900	1,677.78%	
STRUCTURE	221,500				221,500	114,100	94.13%	
TOTAL	277,500				277,500	155,000	79.03%	

(1101559) Group:0 TAX YEAR: 2026 APPRAISED VALUE 277,500
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 277,500