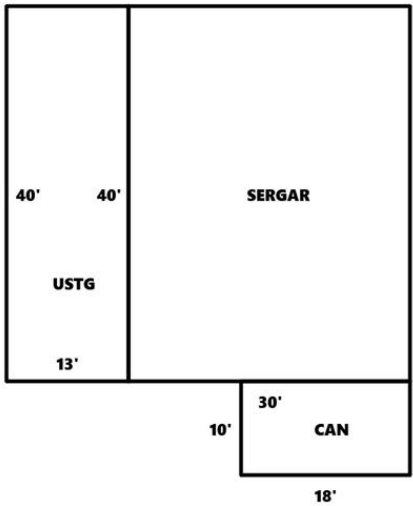


05/18/2026 07:54 OWNERSHIP 616324000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
LAFORTE KELLY LYNN 200 LOWER EDGEWOOD RD CANDLER, NC 28715 DEED: 00419 0108 4/19/2018 \$152,500	MYERS CHAPEL ROAD PLATBOOK/PAGE/DATE: NB: 00C12 HAYESVILLE TWP SPOT 2125 MYERS CHAPEL RD	HAYESVILLE HAYESVILLE FIRE DISTRICT	546900383705 RECORD NUMBER: 5158 ROUTE: 546900 142 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 3/27/2024	1 / 1



TOPO		STREET		UTILITIES		NOTES				AC
						BLACKSMITH CREEKFRONT				1.0000
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE
1	70COMMERCIAL	1.000	80000	1.00	1.00		80000	1.000		80000
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE				80,000		
#	OTHER FEATURES		SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE		
1	27 C PAVING-ASPHALT		1 * 2,200	1.20	0.50	1.20	2200	2600		
2	32 C POLE SHED		20 * 32	1.59	0.50	1.59	640	1000		
OTHER FEATURES VALUE:										3,600
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY		
5 CONCRETE		11 METAL		08 OTHER		04 METAL		1.0000 SHTH 0 BDRM		
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #		
02 PANELING 06 UNFINISHED		03 CONCRETE 10 VINYL		12 05 FLOOR/WALL FURNAC		02 ELECTRIC		1		

IMPROVEMENT TYPE:	GARAGE-SERVICE	GRADE: D+10	AYB: 1940	EYB: 1940	CONDITION: Average	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SERGAR GARAGE-SERVICE	1200	1.00		1200	53.94	D 1.10			1.00		59.33	1200		71196	0.50	0.7500		26699
3 BATHS	0			0								0			0.50	0.7500		
CAN CANOPY	180	1.00		180	10.00	1.10			1.00		11.00	180		1980	0.50	0.7500		743
USTG UNFINISHED STORAGE	520	1.00		520	18.75	1.10			1.00		20.63	520		10728	0.50	0.7500		4023

1200 HSF	1900 TSF	RPCN=69.9200/HSF	83904 VALU=26.22/HSF	31465
STRUCTURE VALUE		Override 50.00%		31,500
				CARD 1 VALUE
				115,100

VALUATION	THIS CARD	+ OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	80,000			80,000	40,000	100%	
OTHER FEAT	3,600			3,600	3,600	%	
STRUCTURE	31,500			31,500	22,200	41.89%	
TOTAL	115,100			115,100	65,800	74.92%	
NBHD ADJUSTMENT: 1.00 * 115100 = 115,100							

(1051797) Group:0	TAX YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	115,100
Clay County, NC	REVAL YEAR: 2026			TAXABLE VALUE	115,100