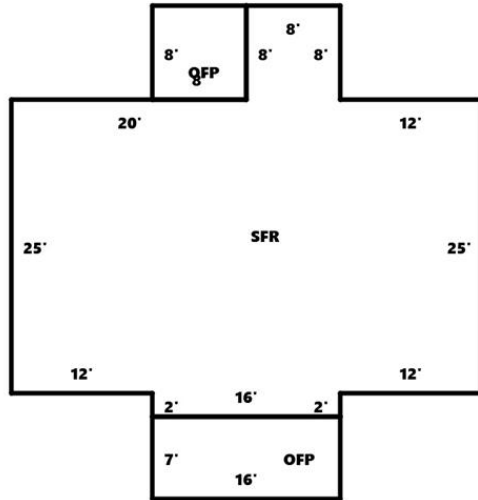


| 05/18/2026 12:26 OWNERSHIP 16341301 | PROPERTY DESCRIPTION | TAX DESCRIPTION | MAP NUMBER | CARD# |
|--|---|---------------------------------------|--|-------|
| MAUNEY CRYSTAL 571 SHADY GROVE LANE HAYESVILLE, NC 28904 DEED: 00366 0013 4/4/2012 \$92,500 | LOT 13 SHADY GROVE AC PLATBOOK/PAGE/DATE: NB: 00032 SHADY GROVE ACRES 571 SHADY GROVE LN | HIAWASSEE HAYESVILLE FIRE DISTRICT | 547800284452 RECORD NUMBER: 10155 ROUTE: 547800 018 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 4/25/2025 9:38:00 AM | 1 / 1 |



| TOPO | STREET | UTILITIES | NOTES | LT | | | | | | |
|------------------------------|------------------------|--------------------------------------|--|-----------------------|----------|-------|---------------|---------|---|----------|
| | | | VALUE ADJUSTED BASED ON REVIEW OF NEIGHBORHOOD RSM 4/19/2018 | 1.0000 (1.000) | | | | | | |
| # | LAND CLASS | SIZE | BASERATE | * ACF | * ADJ | = | ADJ RATE | * UNITS | = | LNDVALUE |
| 1 | 50RESIDENTIAL | 1.000 | 25000 | 1.00 | 1.00 | | 25000 | 1.000 | | 25000 |
| ACREAGE FACTOR: | | FRONTAGE FACTOR: | | LAND VALUE | | | 25,000 | | | |
| # | OTHER FEATURES | SIZE | BASERATE | COND | ADJ RATE | UNITS | VALUE | | | |
| | | | | | | | | | | |
| OTHER FEATURES VALUE: | | | | | | | 0 | | | |
| FOUNDATION | XTR_FINISH | ROOF TYPE | ROOF MTRL | SIZE/QTY | | | | | | |
| 2 SLAB | 01 FRAME | 04 HIP | 01 ASPHALT | 1.0000 SHTT 2 BDRM | | | | | | |
| WALL FINISH | FLOORS | HEAT&AIR | HEAT FUEL | BUILDING # | | | | | | |
| 01 DRYWALL | 01 HARDWOOD 02 TILE | 04 HEAT PUMP 11 CENTRAL AIR CONDI | 02 ELECTRIC | 1 | | | | | | |

| | | | | | | | | | | | | | |
|--------------------------|---------------|--------|------|------|------|------|------|------------|---------|-------------|--|--------------|--|
| IMPROVEMENT TYPE: | SINGLE FAMILY | GRADE: | C+10 | AYB: | 2006 | EYB: | 2006 | CONDITION: | Average | DEPR TABLE: | | SQ FT TABLE: | |
|--------------------------|---------------|--------|------|------|------|------|------|------------|---------|-------------|--|--------------|--|

| | | | | | | | | | | | | | |
|--------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|
| DIMENSIONS: | SFR-CL40U30R40D12R2D7L2D11 OFF-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFF-U30CR40U8L40D8H | | | | | | | | | | | | |
|--------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|

| STRUCTURE | SKETCH-SF | * | STHT | = | AREA | RATE | * | GRDE | + | HEAT | + | EXWL | * | WLHT | = | ADJRATE | * | AREA | = | RPCN | * | DEPF | * | CNDF | = | STR-VALUE |
|-------------------------|-----------|---|------|---|------|--------|---|------|------|------|---|------|---|------|---|---------|---|------|---|--------|---|------|---|------|--------|-----------|
| SFR SINGLE FAMILY | 1096 | | 1.00 | | 1096 | 184.63 | | C | 1.10 | 5.50 | | | | 1.00 | | 208.59 | | 1096 | | 228615 | | 0.80 | | | 182892 | |
| 1 CHIMNEY | 0 | | | | 0 | | | | | | | | | | | 2500.00 | | 0 | | 2500 | | 0.80 | | | 2000 | |
| 1 FIREPLACE | 0 | | | | 0 | | | | | | | | | | | 2500.00 | | 0 | | 2500 | | 0.80 | | | 2000 | |
| 100%UNF-BSMT | 0 | | | | 1096 | 36.93 | | 1.10 | | | | | | | | 40.62 | | 1096 | | 44520 | | 0.80 | | | 35616 | |
| 2 BATHS | 0 | | | | 0 | | | | | | | | | | | 7398.00 | | 0 | | 14796 | | 0.80 | | | 11837 | |
| OFF OPEN FINISHED PORCH | 112 | | 1.00 | | 112 | 100.00 | | 1.10 | | | | | | 1.00 | | 110.00 | | 112 | | 12320 | | 0.80 | | | 9856 | |
| OFF OPEN FINISHED PORCH | 64 | | 1.00 | | 64 | 100.00 | | 1.10 | | | | | | 1.00 | | 110.00 | | 64 | | 7040 | | 0.80 | | | 5632 | |
| CPATIO COVERED PATIO | 64 | | 1.00 | | 64 | 8.00 | | 1.10 | | | | | | 1.00 | | 8.80 | | 64 | | 563 | | 0.80 | | | 450 | |
| CPATIO COVERED PATIO | 64 | | 1.00 | | 64 | 8.00 | | 1.10 | | | | | | 1.00 | | 8.80 | | 64 | | 563 | | 0.80 | | | 450 | |

| | | | | | |
|----------|----------|-------------------|--------|-----------------|--------|
| 1096 HSF | 2496 TSF | RPCN=285.9644/HSF | 313417 | VALU=228.77/HSF | 250733 |
|----------|----------|-------------------|--------|-----------------|--------|

| | | | | |
|------------------------|--|--|--|----------------|
| STRUCTURE VALUE | | | | 250,700 |
|------------------------|--|--|--|----------------|

| | | | | | |
|--|--|--|--|---------------------|----------------|
| | | | | CARD 1 VALUE | 275,700 |
|--|--|--|--|---------------------|----------------|

| VALUATION | THIS CARD | + | OTHER CARD | = | VALUE | PREV-VAL | CHANGE | OTHER CARDS VALUE |
|--------------|----------------|---|------------|---|----------------|----------------|---------------|-------------------|
| LAND | 25,000 | | | | 25,000 | 25,000 | % | TOTAL VALUE |
| OTHER FEAT | 0 | | | | 0 | 0 | % | |
| STRUCTURE | 250,700 | | | | 250,700 | 133,600 | 87.65% | |
| TOTAL | 275,700 | | | | 275,700 | 158,600 | 73.83% | |

| | | | | | |
|-------------------|------------------|----------------|---|-----------------|---------|
| (1040681) Group:0 | TAX YEAR: 2026 | DEFERRED VALUE | 0 | APPRAISED VALUE | 275,700 |
| Clay County, NC | REVAL YEAR: 2026 | | | TAXABLE VALUE | 275,700 |