

07/15/2026 01:16 OWNERSHIP 624828000		PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#																																		
PENDERGRASS BARBARA A TRUSTEE		LOT 17										HIAWASSEE HAYESVILLE FIRE DISTRICT										547800285204 RECORD NUMBER: 42192 ROUTE: 547800 015 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 4/25/2025 9:42:00 AM										1 / 1																																		
PO BOX 622 CLARKESVILLE, GA 30523-0011 DEED: 00488 0375 10/17/2025 \$0		PLATBOOK/PAGE/DATE: NB: 00032 SHADY GROVE ACRES 578 SHADY GROVE LN																																																																
		TOPO					STREET					UTILITIES					NOTES										LT																																							
																	S/W ON PROP VALUE ADJUSTED BASED ON REVIEW OF NEIGHBORHOOD RSM 4/19/2018										0.4000 (0.400)																																							
		# 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																								
		1					50 C SCREEN PORCH-RESIDEN										8 * 26					22.50					0.75					22.50					208					4700																								
		2					48 C OPEN PORCH-RESIDENTI										8 * 32					16.50					0.75					16.50					256					4200																								
		3					11 C CABIN										1.000					50.00					0.00					50.00					1					100																								
		4					39 C STORAGE-FRAME/CONCRE										1.000					12.00					0.00					12.00					1					0																								
OTHER FEATURES VALUE:																																								9,000																										
FOUNDATION					XTR_FINISH										ROOF TYPE					ROOF MTRL					SIZE/QTY																																									
																									STHT BDRM																																									
WALL FINISH					FLOORS										HEAT&AIR					HEAT FUEL					BUILDING #																																									
IMPROVEMENT TYPE:												GRADE:				AYB:				EYB:				CONDITION:				DEPR TABLE:				SQ FT TABLE:																																		
DIMENSIONS:																																																																		
STRUCTURE		SKETCH-SF		*		STHT		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE														
0																																																																		
HSF										TSF										RPCN=/HSF										VALU=/HSF										0																										
STRUCTURE VALUE																																																																		
																												CARD VALUE		34,000																																				
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																																																		
LAND		25,000								25,000		25,000		%		TOTAL VALUE														34,000																																				
OTHER FEAT		9,000								9,000		10,900		-17.43%																																																				
STRUCTURE		0								0		0		%																																																				
TOTAL		34,000								34,000		35,900		-5.29%		NBHD ADJUSTMENT: 1.00 * 34000 = 34,000																																																		
(1036357) Group:0										TAX YEAR: 2026										APPRaised VALUE										34,000																																				
Clay County, NC										REVAL YEAR: 2026										DEFERRED VALUE										0		TAXABLE VALUE										34,000																								