05/18/2026 07:05 OWNERSHIP 12242303	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MESIMER RONALD A 3540 LOCUST COVE RD GAINESVILLE, GA 30504 DEED: 00466 0177 7/11/2022 $0	LOT 42 DAN KNOB PLATBOOK/PAGE/DATE: 3 350 NB: 00021 DAN KNOB DAN KNOB DR	HIAWASSEE HAYESVILLE FIRE DISTRICT	547802857043 RECORD NUMBER: 10676 ROUTE: 547802 107 LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 8/23/2024 2:42:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
				1.0700 (1.070)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	55000		1.00		1.00		55000		1.000		55000

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **55,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

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						

STRUCTURE VALUE **0**

CARD VALUE **55,000**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	55,000				55,000	50,000	10%	**TOTAL VALUE** **55,000**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	55,000				55,000	50,000	10%	**NBHD ADJUSTMENT:** **1.00 * 55000 = 55,000**

(1045029) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	55,000
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	55,000