

07/14/2026 07:41 OWNERSHIP 617837000				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#									
CRONHEIM MILTON TRUSTEE CRONHEIM DEBORAH TRUSTEE 108 BLUEBERRY HL HAYESVILLE, NC 28904-1648 DEED: 00473 0025 2/10/2023 \$0				LT 12REV WOODS OF HUNTER PLATBOOK/PAGE/DATE: 4 1715 NB: 00011 WOODS OF THE HUNTER 108 BLUEBERRY HILL				HIAWASSEE HAYESVILLE FIRE DISTRICT				547802987481 RECORD NUMBER: 16329 ROUTE: 547802 132A LISTER: 1/1/2026 REVIEWER: TOM HYDER 1/9/2025				1 / 1									
OPEN FINISHED PORCH / OPEN FINISHED PORCH 18'2' 12'42' 24'10' 5'42' 19'15' 4'19' 6'2' 10'2' 3'42' 5' 4'20' WOOD DECK SINGLE FAMILY OPEN FINISHED PORCH				TOPO		STREET		UTILITIES		NOTES						LT									
										LAKE/MTN VIEW						1.2300 (1.230)									
				#	LAND CLASS		SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE	
				1	50RESIDENTIAL		1.000		30000			1.00			1.50			45000			1.000			45000	
				2	20OPEN LAND		0.230		10000			1.00			1.00			10000			0.230			2300	
				ACREAGE FACTOR:				FRONTAGE FACTOR:				LAND VALUE								47,300					
				#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE						
OTHER FEATURES VALUE:																						0			
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY									
2 SLAB 7 OTHER				01 FRAME 12 CEDAR/REDWOOD				02 GABLE				01 ASPHALT				1.0000 STHT 3 BDRM									
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #									
01 DRYWALL 09 WOOD				01 HARDWOOD 05 CARPET				04 HEAT PUMP 11 CENTRAL AIR CONDI				02 ELECTRIC 03 GAS				1									

IMPROVEMENT TYPE:		SINGLE FAMILY			GRADE:		C+10		AYB:		2010		EYB:		2010		CONDITION:		Good		DEPR TABLE:				SQ FT TABLE:																												
DIMENSIONS:		SFR=N5E2N9W2N15W42S5W2S5E2S6W2S10E2S3E42Area:1266;OFP=S4W20N4E20Area:80;WDK=E4N19W4S19Area:76;OFP=N10W24N2W18S12E42Area:456;OFP=Area:456;OFP=Area:12;TotalArea:2346																																																			
STRUCTURE		SKETCH-SF		*		STHT		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE	
SFR SFR SINGLE FAMILY		1266				1.00				1266		161.10				C		1.10		5.50								1.00		182.71				1266		231311		0.89						205867									
2 BATHS		0								0																				7398.00		0		14796		0.89						13168											
1 HALFBATHS		0								0																				3950.00		0		3950		0.89						3516											
2 FIREPLACE		0								0																				2500.00		0		5000		0.89						4450											
2 CHIMNEY		0								0																				2500.00		0		5000		0.89						4450											
96%FIN-BSMT		0								1215		96.66				1.10				3.30										109.63		1215		133200		0.89						118548											
OFP OFP OPEN FINISHED		80				1.00				80		100.00				1.10										1.00		110.00		80		8800		0.89						7832													
OFP OFP OPEN FINISHED		456				1.00				456		100.00				1.10										1.00		110.00		456		50160		0.89						44642													
OFP OFP OPEN FINISHED		12				1.00				12		100.00				1.10										1.00		110.00		12		1320		0.89						1175													
OFP OFP OPEN FINISHED		456				1.00				456		100.00				1.10										1.00		110.00		456		50160		0.89						44642													
WDK WDK WOOD DECK		76				1.00				76		13.00				1.10										1.00		14.30		76		1087		0.89						967													
2481		HSF				3561		TSF																				RPCN=203.4598/HSF				504784		VALU=181.08/HSF						449257													
STRUCTURE VALUE																						449,300																															
CARD 1 VALUE																						496,600																															
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																																					
LAND		47,300								47,300		46,700		1.28%		TOTAL VALUE								496,600																													
OTHER FEAT		0								0		0		%																																							
STRUCTURE		449,300								449,300		195,200		130.17%																																							
TOTAL		496,600								496,600		241,900		105.29%		NBHD ADJUSTMENT: 1.00 * 496600 = 496,600																																					
(1053256) Group:0				TAX YEAR: 2026								DEFERRED VALUE				0				APPRAISED VALUE				496,600																													
Clay County, NC				REVAL YEAR: 2026																TAXABLE VALUE				496,600																													