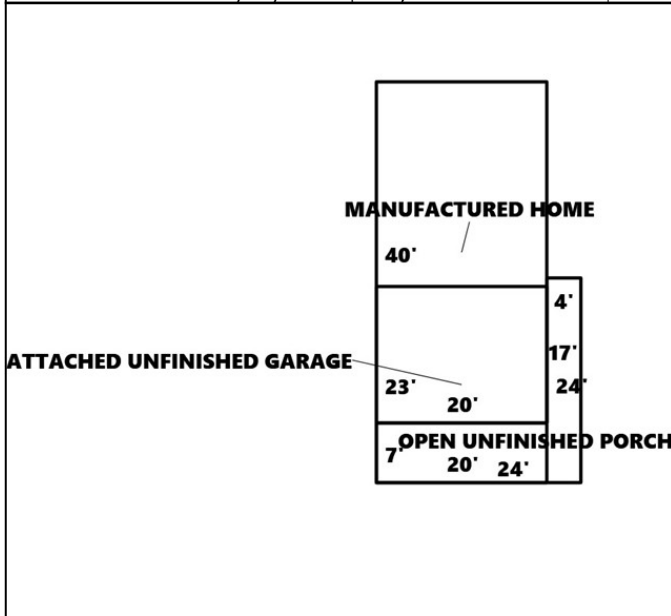


05/18/2026 03:37 OWNERSHIP 623544000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
WIGLEY JEFF WIGLEY RENAY 931 KELLY DRIVE CANTON, GA 30115 DEED: 00483 0278 7/15/2024 \$450,000	OFF ELF SCHOOL RD PLATBOOK/PAGE/DATE: 5 201 NB: 00123 HENEVELD HICKORY RIDGE 109 CANARY LN	HIAWASSEE HAYESVILLE FIRE DISTRICT	547902856764 RECORD NUMBER: 39477 ROUTE: 547902146 LISTER: 1/1/2026 REVIEWER: TOM HYDER 3/3/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT				
				0.1700 (0.170)				
#	LAND CLASS	SIZE	BASERATE	* ACF *	ADJ =	ADJ RATE	* UNITS =	LNDVALUE
1	90WATER FRONT	0.170	500000	1.50	2.00	1500000	0.170	255000
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		255,000		
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE	

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE 5 CONCRETE	07 ALUMINUM/VINYL	02 GABLE	01 ASPHALT	1.0000 SHT 2 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	02 TILE 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	1

IMPROVEMENT TYPE:	MANUFACTURED HOME	GRADE: C+10	AYB: 2009	EYB: 2009	CONDITION: Good	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: MANF HOME=W20N40E20S40Area:800;OUP=N17E4S24W24N7E20Area:236;AUG=E20N23W20S23Area:460;TotalArea:1496

STRUCTURE	SKETCH-SF *	STHT =	AREA	RATE *	GRDE +	HEAT +	EXWL *	WLHT =	ADJRATE *	AREA =	RPCN *	DEPF *	CNDF =	STR-VALUE
MANF HOME MANF HOME	800	1.00	800	144.70	C 1.10	3.50		1.00	162.67	800	130136	0.88		114520
100%UNF-BSMT	0		800	43.41	1.10				47.75	800	38200	0.88		33616
2 BATHS	0		0						2900.00	0	5800	0.88		5104
OUP OUP OPEN UNFINISHED	236	1.00	236	44.00	1.10			1.00	48.40	236	11422	0.88		10051
AUG AUG ATTACHED	460	1.00	460	55.00	1.10			1.00	60.50	460	27830	0.88		24490

800 HSF 2296 TSF RPCN=266.7350/HSF 213388 VALU=234.73/HSF 187781

STRUCTURE VALUE 187,800

CARD 1 VALUE 442,800

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	255,000				255,000	95,600	166.74%	
OTHER FEAT	0				0	0	%	
STRUCTURE	187,800				187,800	43,100	335.73%	
TOTAL	442,800				442,800	138,700	219.25%	

NBHD ADJUSTMENT: 1.00 * 442800 = 442,800

(1075030) Group:0 TAX YEAR: 2026 DEFERRED VALUE 0 APPRAISED VALUE 442,800

Clay County, NC REVAL YEAR: 2026 TAXABLE VALUE 442,800