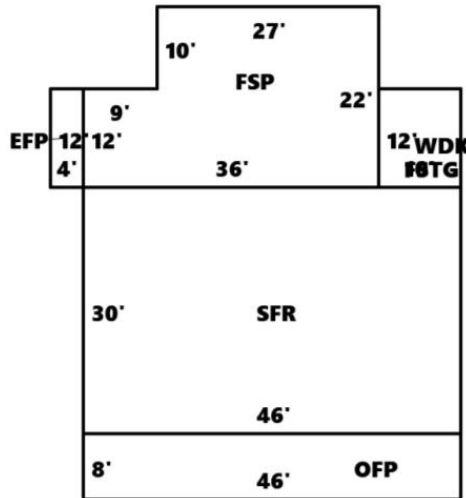


05/18/2026 12:16 OWNERSHIP 13963301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
PIETILA JAMES A 696 CHATUGE VILLAGE CIR HAYESVILLE, NC 28904-4792 DEED: 00441 0056 6/23/2020 \$250,000	LOT 46 CHATUGE VILLAGE  PLATBOOK/PAGE/DATE: NB: 00108 CHATUGE VILLAGE 696 CHATUGE VILLAGE CIR	HIAWASSEE HAYESVILLE FIRE DISTRICT	547902897508 RECORD NUMBER: 1259 ROUTE: 547902108 LISTER: 1/1/2026 REVIEWER: TOM HYDER 10/22/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT				
			NEW VINYL SIDING & WINDOWS FIELD CHECKED 4/18/2018 BG	1.000 (1.000)				
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	50RESIDENTIAL	1.000	80000	1.00	1.00	80000	1.000	80000
<b>ACREAGE FACTOR:</b>		<b>FRONTAGE FACTOR:</b>		<b>LAND VALUE</b>		<b>80,000</b>		
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE	
1	55 C WOOD DECK	8 * 10	16.88	0.75	16.88	80	1400	
2	29 C DOCK/PIER	1 * 1	28.00	0.00	28.00	1	0	
3	57 C HOT TUB-SPA	1 * 1	2500.00	0.00	2500.00	1	2500	
<b>OTHER FEATURES VALUE:</b>							<b>3,900</b>	
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY				
5 CONCRETE	07 ALUMINUM/VINYL	02 GABLE	04 METAL	1.0000 SHTT 4 BDRM				
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #				
01 DRYWALL 02 PANELING	01 HARDWOOD 02 TILE	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	1				

<b>IMPROVEMENT TYPE:</b>	SINGLE FAMILY	GRADE:	C	AYB:	1975	EYB:	1985	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
<b>DIMENSIONS:</b>	SFR=N30E46S30W46Area:1380;OFP=S8E46N8W46Area:368;FSP=N12E9N10E27S22W36Area:702;WDK=N12E10S12W10Area:120;FSTG=N12W10S12E10Area:120;EFP=W4N12E4S12Area:48;TotalArea:2738												

STRUCTURE	SKETCH-SF	* SHTT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SFR SINGLE FAMILY	1380	1.00	1380	161.10	C	5.50		1.00	166.60	1380	229908	0.72		165534
1 PREFAB FIREPLACE	0		0						2500.00	0	2500	0.72		1800
100%FIN-BSMT	0		1380	96.66		3.30			99.96	1380	137945	0.72		99320
3 BATHS	0		0						7398.00	0	22194	0.72		15980
OFP OFP OPEN FINISHED	368	1.00	368	100.00				1.00	100.00	368	36800	0.72		26496
WDK WDK WOOD DECK	120	1.00	120	13.00				1.00	13.00	120	1560	0.72		1123
FSP FSP FINISHED SCREEN	702	1.00	702	55.00				1.00	55.00	702	38610	0.72		27799
EFP EFP ENCLOSED FINISHED	48	1.00	48	70.00				1.00	70.00	48	3360	0.72		2419
FSTG FSTG FINISHED	120	1.00	120	28.00				1.00	28.00	120	3360	0.72		2419
		2760	HSF	4118	TSF					RPCN=172.5496/HSF	476237	VALU=124.24/HSF		342890
<b>STRUCTURE VALUE</b>													<b>342,900</b>	
													<b>CARD 1 VALUE</b>	<b>426,800</b>

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	80,000		80,000	40,000	100%	
OTHER FEAT	3,900		3,900	9,800	-60.2%	
STRUCTURE	342,900		342,900	158,900	115.8%	
<b>TOTAL</b>	<b>426,800</b>		<b>426,800</b>	<b>208,700</b>	<b>104.5%</b>	
<b>NBHD ADJUSTMENT: 1.00 * 426800 = 426,800</b>						
(1048961) Group:0		<b>TAX YEAR: 2026</b>		<b>DEFERRED VALUE</b>		0
Clay County, NC		<b>REVAL YEAR: 2026</b>				<b>APPRAISED VALUE</b>
						<b>TAXABLE VALUE</b>
						426,800
						426,800