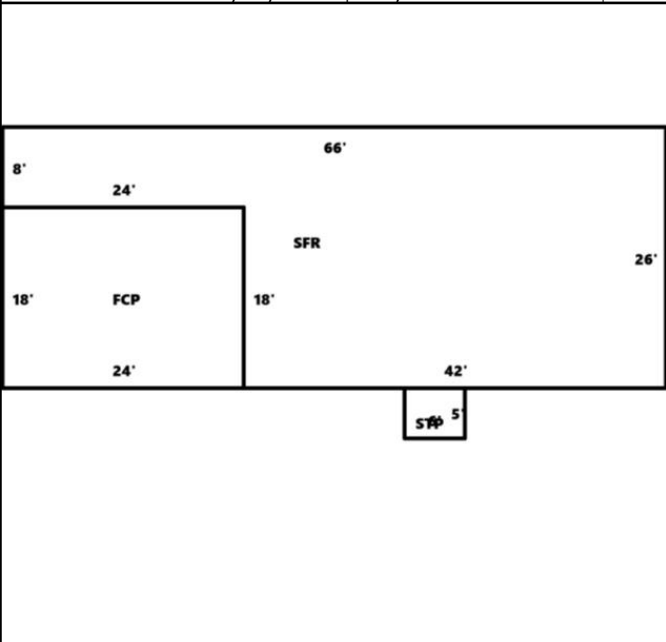


05/18/2026 05:57 OWNERSHIP 3622308	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
PATTERSON TIMOTHY N & LORI C 151 LICKLOG COURT HAYESVILLE, NC 28904 DEED: 00250 0191 7/25/2002 \$750,000	ELF RD SR1153 PLATBOOK/PAGE/DATE: 4 268 NB: 30001 HIAWASSEE 690 ELF SCHOOL RD	HIAWASSEE HAYESVILLE FIRE DISTRICT	547902973741 RECORD NUMBER: 12449 ROUTE: 547902095 LISTER: 1/1/2026 REVIEWER: TOM HYDER 3/5/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC						
			PLAT 4/268	20.9900						
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE
1	11HOMESITE-PAVED	1.000	45000	1.00	1.00		45000	1.000		45000
2	21OPEN LAND-PAVED	16.990	10000	0.98	1.00		9800	16.990		166502
3	41WOOD LAND-PAVED	3.000	10000	0.98	1.00		9800	3.000		29400

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE 240,900**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	10 E BULKHEAD	1 * 190	14.66	0.80	14.66	190	2800
2	01 D BARN	36 * 62	13.51	0.00	13.51	2232	30200
3	01 D BARN	50 * 62	13.40	0.00	13.40	3100	41500
4	32 D POLE SHED	14 * 64	2.06	0.00	2.06	896	1800
5	24 D MISC. BUILDING	16 * 26	8.95	0.00	8.95	416	3700
6	07 C BOAT SLIP	16 * 24	85.00	0.00	85.00	384	32600
7	13 C CANOPY-RESIDENTIAL	16 * 24	6.84	0.00	6.84	384	2600
8	55 C WOOD DECK	10 * 24	22.50	0.00	22.50	240	5400
9	29 C DOCK/PIER	4 * 24	28.00	0.00	28.00	96	2700

OTHER FEATURES VALUE: 123,300

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
4 BRICK	02 BRICK	02 GABLE	01 ASPHALT	1.0000 STHT 2 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	05 CARPET 01 HARDWOOD	11 CENTRAL AIR CONDI 04 HEAT PUMP	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE: C-10	AYB: 1959	EYB: 1963	CONDITION: Average	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: SFR=W66S8E24S18E42N26Area:1284;FCP=W24S18E24N18Area:432;STP=S5E6N5W6Area:30;TotalArea:1746

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SFR SINGLE FAMILY	1284	1.00	1284	177.63	C 0.90	5.50	3.00	1.00	168.37	1284	216187	0.37		79989
1 BATHS	0		0						7398.00	0	7398	0.37		2737
STP STP STOOP	30	1.00	30	7.00	0.90			1.00	6.30	30	189	0.37		70
FCP FCP FINISHED CARPORT	432	1.00	432	21.00	0.90			1.00	18.90	432	8165	0.37		3021

1284 HSF 1746 TSF RPCN=180.6378/HSF 231939 VALU=66.84/HSF 85817

STRUCTURE VALUE 85,800

CARD 1 VALUE 450,000

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	240,900		240,900	177,400	35.79%	
OTHER FEAT	123,300		123,300	22,500	448%	
STRUCTURE	85,800		85,800	70,700	21.36%	
TOTAL	450,000		450,000	270,600	66.3%	

NBHD ADJUSTMENT: 1.00 * 450000 = 450,000

(1054807) Group:0 TAX YEAR: 2026 APPRAISED VALUE 450,000

Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 180,900 TAXABLE VALUE 269,100

05/18/2026 05:57 OWNERSHIP 3622308		PROPERTY DESCRIPTION					TAX DESCRIPTION					MAP NUMBER			CARD #
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#	LAND CLASS	SIZE	BASERATE *	ACF *	ADJ =	ADJRATE *	UNITS =	LNDVALUE	USE-CLASS	ACREAGE *	RATE =	USE-VALUE			
1	11HOMESITE-PAVED	1.000AC	45000	1.00	1.00	45000	1.000	45000	INELIGIBLE						
2	21OPEN LAND-PAVED	16.990AC	10000	0.98	1.00	9800	16.990	166502	OPEN LAND	16.990	835.00				
3	41WOOD LAND-PAVED	3.000AC	10000	0.98	1.00	9800	3.000	29400	WOOD LAND	3.000	275.00				
TOTALS								240,900				60,000			
LAND VALUE:		240900													
LAND USE VALUE:		60000													
DEFERRED VALUE:		180900													