05/18/2026 03:38 OWNERSHIP 8892301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MERRITT BRIAN L & AUDREY J 163 MAGNOLIA PLACE TRAIL CLAYTON, GA 30525 DEED: 00203 0191 10/10/1997 $45,000	LOT 86 EAGLES VIEW PLATBOOK/PAGE/DATE: 2 709 04/26/1993 NB: 00020 EAGLES VIEW EAGLES VIEW SMT	HIAWASSEE HAYESVILLE FIRE DISTRICT	548800187011 RECORD NUMBER: 10670 ROUTE: 548800078A LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 7/24/2024 10:11:00 AM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			MTN VIEW	1.0500 (1.050)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	60000		1.00		1.25		75000		1.000		75000

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **75,000**

#	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 **75,000**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	75,000				75,000	62,500	20%	**TOTAL VALUE** **75,000**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	75,000				75,000	62,500	20%	**NBHD ADJUSTMENT:** **1.00 * 75000 = 75,000**

(1045020) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	75,000
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	75,000