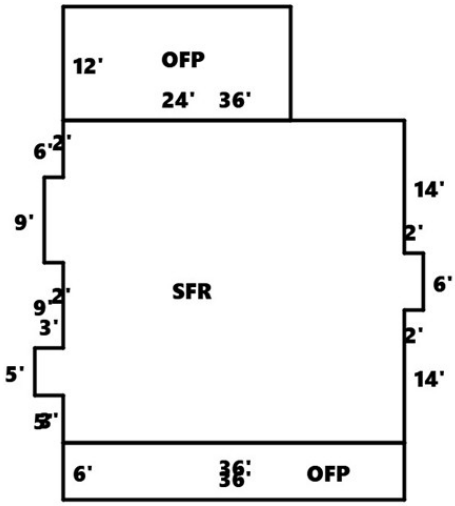


05/18/2026 03:36 OWNERSHIP 12612302	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MATHESON BRANDON W & ANDREA H 202 BELL ORCHARD DR HAYESVILLE, NC 28904 DEED: 00420 0149 5/25/2018 \$5,000	LOT 104 REV BELL CRK ORCHARD PLATBOOK/PAGE/DATE: 6 25 03/11/2019 NB: 00220 BELL CREEK ORCHARD 202 BELL ORCHARD DR	HIAWASSEE HAYESVILLE FIRE DISTRICT	548800256720 RECORD NUMBER: 16814 ROUTE: 548800036A LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 4/14/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT					
				2.1250 (2.125)					
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE	
1	50RESIDENTIAL	1.000	40000	1.00	1.00	40000	1.000	40000	
2	50RESIDENTIAL	1.000	40000	1.00	1.00	40000	1.000	40000	
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		80,000			
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE		
1	47 A SWIMMING POOL-RESIDE	16 * 33	45.00	0.00	45.00	528	23800		
1	57 C HOT TUB-SPA	1 * 1	2500.00	0.00	2500.00	1	2500		
2	51 A PATIO-RESIDENTIAL	24 * 24	4.50	0.00	4.50	576	2600		
3	13 A CANOPY-RESIDENTIAL	12 * 12	13.14	0.00	13.14	144	1900		
OTHER FEATURES VALUE:							30,800		
FOUNDATION		XTR_FINISH		ROOF TYPE		ROOF MTRL		SIZE/QTY	
2 SLAB		14 CONCRETE LAP SIDING 05 STUCCO 03 STONE		02 GABLE		01 ASPHALT		1.4000 STHT 3 BDRM	
WALL FINISH		FLOORS		HEAT&AIR		HEAT FUEL		BUILDING #	
01 DRYWALL		01 HARDWOOD 02 TILE 05 CARPET		04 HEAT PUMP 11 CENTRAL AIR CONDI		02 ELECTRIC		1	

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	2006	EYB:	2006	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS: SFR=W36N5W3N5E3N9W2N9E2N6E3S14E2S6W2S14Area:1269;OFF=W36S6E36N6Area:216;OFF=N12E24S12W24Area:288;TotalArea:1773

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SFR SINGLE FAMILY	1269	1.40	1777	161.10	C	5.50		0.88	146.61	1777	260526	0.80		208421
1 HALFBATHS	0		0						3950.00	0	3950	0.80		3160
2 CHIMNEY	0		0						2500.00	0	5000	0.80		4000
2 FIREPLACE	0		0						2500.00	0	5000	0.80		4000
3 BATHS	0		0						7398.00	0	22194	0.80		17755
14%UNF-BSMT	0		178	32.22					32.22	178	5735	0.80		4588
75%FIN-BSMT	0		952	96.66		3.30			99.96	952	95162	0.80		76130
OFF OFF OPEN FINISHED	216	1.00	216	100.00				1.00	100.00	216	21600	0.80		17280
OFF OFF OPEN FINISHED	288	1.00	288	100.00				1.00	100.00	288	28800	0.80		23040
2729 HSF		3411 TSF		RPCN=164.1506/HSF		447967		VALU=131.32/HSF		358374				
STRUCTURE VALUE													358,400	
													CARD 1 VALUE	469,200

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	80,000		80,000	80,000	%	TOTAL VALUE
OTHER FEAT	30,800		30,800	28,300	8.83%	469,200
STRUCTURE	358,400		358,400	164,000	118.54%	
TOTAL	469,200		469,200	272,300	72.31%	
NBHD ADJUSTMENT: 1.00 * 469200 =						469,200
(1096482) Group:0		TAX YEAR: 2026		DEFERRED VALUE		APPRAISED VALUE
Clay County, NC		REVAL YEAR: 2026				TAXABLE VALUE
						469,200
						469,200