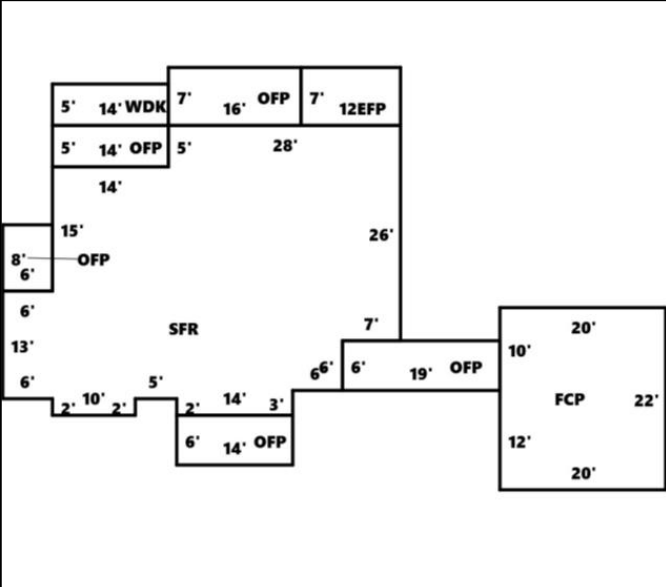


05/18/2026 03:36 OWNERSHIP 10736304	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
WEST DAVID R 321 WEST GUMLOG RD WARNE, NC 28909 DEED: 00465 0168 6/9/2022 \$25,000	LOT 10 JH BERRONG PROP PLATBOOK/PAGE/DATE: NB: 00100 BERRONG SUBDIVISION 30 BERRONG DR	HIAWASSEE HAYESVILLE FIRE DISTRICT	548900565009 RECORD NUMBER: 16914 ROUTE: 548900037 LISTER: TOM HYDER 1/1/2026 REVIEWER: TYMER HYDER 3/24/2025 11:28:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT						
			CARPORT AT ANGLE TO HOUSE AND ATTACHED TO GAR/APT BY CANOPY	0.8100 (0.810)						
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDDVALUE
1	90WATER FRONT	1.000	300000	1.00	0.00		300000	1.000		300000
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		300,000				
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE			
1	24 B MISC. BUILDING	9 * 15	14.50	0.00	14.50	135	2000			
2	31 B PAVILION	15 * 22	48.00	0.00	48.00	330	15800			
3	55 B WOOD DECK	6 * 31	28.50	0.00	28.50	186	5300			
4	29 E DOCK/PIER	8 * 16	18.00	0.00	18.00	128	2300			
5	29 E DOCK/PIER	14 * 14	18.00	0.00	18.00	196	3500			
6	13 C CANOPY-RESIDENTIAL	4 * 12	9.00	0.00	9.00	48	400			
7	18 A GARAGE W/LIVING QUAR	26 * 40	65.63	0.00	65.63	1040	68300			
8	55 C WOOD DECK	8 * 8	22.50	0.00	22.50	64	1400			
OTHER FEATURES VALUE:						99,000				
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY						
2 SLAB	07 ALUMINUM/VINYL 03 STONE	04 HIP	04 METAL	1.4300 SHTT 3 BDRM						
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #						
01 DRYWALL	01 HARDWOOD 02 TILE	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC 03 GAS	1						

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	A	AYB:	2005	EYB:	2005	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS: SFR=N6E7N26W28S5W14S15W6S13E6S2E10N2E5S2E14N3E6Area:1387;OFF=N6E19S6W19Area:114;FCP=S12E20N22W20S10Area:440;OFF=W14S6E14N6Area:84;EFP=W12N7E12S7Area:84;CPATIO=Area:84;OFF=W16N7E16S7Area:112;CPATIO=Area:112;OFF=S5W14N5E14Area:70;CPATIO=Area:70;WDK=W14N5E14S5Area:70;CPATIO=Area:70;OFF=W6N8E6S8Area:48;TotalArea:2745

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1387	1.43		1983	245.07	A	5.50		0.87		218.00	1983		432294	0.86			371773
2 BATHS	0			0							11000.00	0		22000	0.86			18920
1 FIREPLACE	0			0							7500.00	0		7500	0.86			6450
95%UNF-BSMT	0			1318	49.01						49.01	1318		64595	0.86			55552
5%FIN-BSMT	0			69	147.04		3.30				150.34	69		10373	0.86			8921
OFF OFF OPEN FINISHED	114	1.00		114	140.00				1.00		140.00	114		15960	0.86			13726
FCP FCP FINISHED CARPORT	440	1.60		704	31.50				1.00		31.50	704		22176	0.86			19071
OFF OFF OPEN FINISHED	84	1.00		84	140.00				1.00		140.00	84		11760	0.86			10114
EFP EFP ENCLOSED FINISHED	84	1.00		84	105.00				1.00		105.00	84		8820	0.86			7585
OFF OFF OPEN FINISHED	112	1.00		112	140.00				1.00		140.00	112		15680	0.86			13485
OFF OFF OPEN FINISHED	70	2.00		140	140.00				0.75		105.00	140		14700	0.86			12642
WDK WDK WOOD DECK	70	1.00		70	19.50				1.00		19.50	70		1365	0.86			1174
OFF OFF OPEN FINISHED	48	1.00		48	140.00				1.00		140.00	48		6720	0.86			5779
CPATIO CPATIO COVERED	84	1.00		84	12.00				1.00		12.00	84		1008	0.86			867
CPATIO CPATIO COVERED	112	1.00		112	12.00				1.00		12.00	112		1344	0.86			1156
CPATIO CPATIO COVERED	70	2.00		140	12.00				1.00		12.00	140		1680	0.86			1445
CPATIO CPATIO COVERED	70	1.00		70	12.00				1.00		12.00	70		840	0.86			722

2052 HSF 5132 TSF RPCN=311.3133/HSF 638815 VALU=267.73/HSF 549382

STRUCTURE VALUE 549,400

CARD 1 VALUE 948,400

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	300,000				300,000	150,000	100%	
OTHER FEAT	99,000				99,000	85,600	15.65%	
STRUCTURE	549,400				549,400	278,800	97.06%	
TOTAL	948,400				948,400	514,400	84.37%	

NBHD ADJUSTMENT: 1.00 * 948400 = 948,400

(1075589) Group:0
Clay County, NC

TAX YEAR: 2026
REVAL YEAR: 2026

DEFERRED VALUE

0

APPRAISED VALUE
TAXABLE VALUE

948,400
948,400