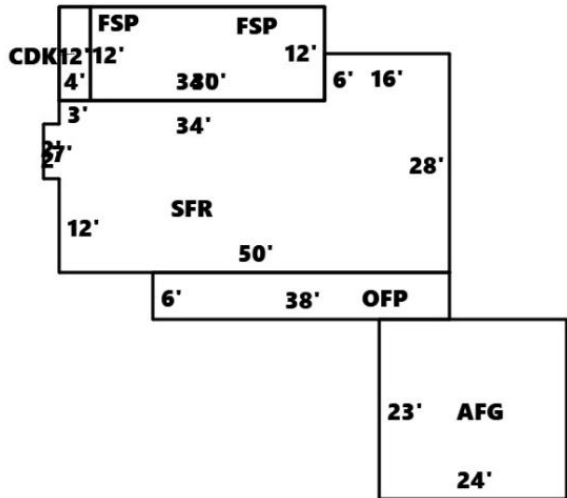


06/13/2026 08:49 OWNERSHIP 7236301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
HELMS EVA J 6103 MENLOW CT CUMMING, GA 30041 DEED: 00294 0206 9/27/2005 \$65,000	LOT 100 EAGLES VIEW PLATBOOK/PAGE/DATE: 2 797 08/03/1995 NB: 00020 EAGLES VIEW 197 EAGLES VIEW RD	HIAWASSEE HAYESVILLE FIRE DISTRICT	548903233047 RECORD NUMBER: 6837 ROUTE: 548903 122 LISTER: 1/1/2026 REVIEWER: JASON COLLIER 4/10/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT						
			VIEW	0.9100 (0.910)						
#	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	
2 SLAB	14 CONCRETE LAP SIDING 05 STUCCO 03 STONE	02 GABLE	01 ASPHALT	1.0000 SHTT 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:	B+5	AYB:	2006	EYB:	2006	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS: SFR=W50N12W2N7E2N3E34N6E16S28Area:1210;OFF=W38S6E38N6Area:228;AFG=E24S23W24N23Area:552;FSP=S12W34N12E34Area:408;FSP=S12W30N12E30Area:360;CDK=E4S12W4N12Area:48;TotalArea:2806

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1210	1.00		1210	201.40	B 1.05	5.50		1.00		216.97	1210		262534	0.80			210027
2 BATHS	0			0							9180.00	0		18360	0.80			14688
100%FIN-BSMT	0			1210	120.84	1.05	3.30				130.18	1210		157518	0.80			126014
1 HALFBATHS	0			0							4800.00	0		4800	0.80			3840
1 FIREPLACE	0			0							3125.00	0		3125	0.80			2500
1 CHIMNEY	0			0							3125.00	0		3125	0.80			2500
AFG AFG ATTACHED	552	1.00		552	72.00	1.05			1.00		75.60	552		41731	0.80			33385
CDK CDK COVERED WOOD	48	1.00		48	22.50	1.05			1.00		23.63	48		1134	0.80			907
FSP FSP FINISHED SCREEN	360	1.00		360	68.76	1.05			1.00		72.20	360		25992	0.80			20794
FSP FSP FINISHED SCREEN	408	1.00		408	68.76	1.05			1.00		72.20	408		29458	0.80			23566
OFF OFF OPEN FINISHED	228	1.00		228	124.00	1.05			1.00		130.20	228		29686	0.80			23749

2972 HSF 4016 TSF RPCN=194.3011/HSF 577463 VALU=155.44/HSF 461970

STRUCTURE VALUE 462,000

CARD 1 VALUE 537,000

VALUATION	THIS CARD	+ OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	75,000			75,000	62,500	20%	TOTAL VALUE 537,000
OTHER FEAT	0			0	0	%	
STRUCTURE	462,000			462,000	236,900	95.02%	
TOTAL	537,000			537,000	299,400	79.36%	

NBHD ADJUSTMENT: 1.00 * 537000 = 537,000

(1051364) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE TAXABLE VALUE	537,000 537,000
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