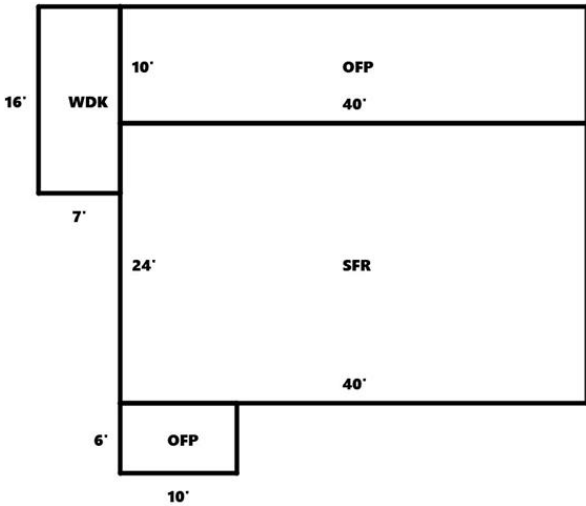


05/18/2026 03:43 OWNERSHIP 621708000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
KRUER KERRY W KRUER ELIZABETH K 185 CEDAR HILLS RD HARTWELL, GA 30643 DEED: 00470 0192 11/18/2022 \$300,000	LOT 11A SC BEND PLATBOOK/PAGE/DATE: 4 1362 NB: 00167 SHOOTING CREEK BEND 100 TRANQUILITY LN	SHOOTING CREEK SHOOTING CREEK FIRE DISTRICT	549900568006 RECORD NUMBER: 40867 ROUTE: 549900013 LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 4/16/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT				
			CREEK FRONT	0.9200 (0.920)				
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	92CREEKFRONT	0.920	94000	1.08	1.00	101520	0.920	93398
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		93,400		
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE	
1	55 C WOOD DECK	8 * 8	22.50	0.00	22.50	64	1400	
OTHER FEATURES VALUE:							1,400	
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY				
5 CONCRETE 1 CRAWL SPACE	07 ALUMINUM/VINYL	02 GABLE	01 ASPHALT	1.0000 STHT 2 BDRM				
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #				
01 DRYWALL	05 CARPET 10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	03 GAS 02 ELECTRIC	1				

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	1998	EYB:	1998	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS: SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SINGLE FAMILY	960	1.00	960	190.22	C	5.50		1.00	195.72	960	187891	0.72		135282
1 FIREPLACE	0		0						5000.00	0	5000	0.72		3600
2 BATHS	0		0						7398.00	0	14796	0.72		10653
OFP OPEN FINISHED PORCH	400	1.00	400	100.00				1.00	100.00	400	40000	0.72		28800
OFP OPEN FINISHED PORCH	60	1.00	60	100.00				1.00	100.00	60	6000	0.72		4320
WDK WOOD DECK	112	1.00	112	13.00				1.00	13.00	112	1456	0.72		1048

960 HSF 1532 TSF RPCN=265.7739/HSF 255143 VALU=191.36/HSF 183703

STRUCTURE VALUE 183,700

CARD 1 VALUE 278,500

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	93,400		93,400	39,700	135.26%	
OTHER FEAT	1,400		1,400	1,800	-22.22%	
STRUCTURE	183,700		183,700	97,300	88.8%	
TOTAL	278,500		278,500	138,800	100.65%	
NBHD ADJUSTMENT: 1.00 * 278500 = 278,500						

(1054137) Group:0	TAX YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	278,500
Clay County, NC	REVAL YEAR: 2026			TAXABLE VALUE	278,500