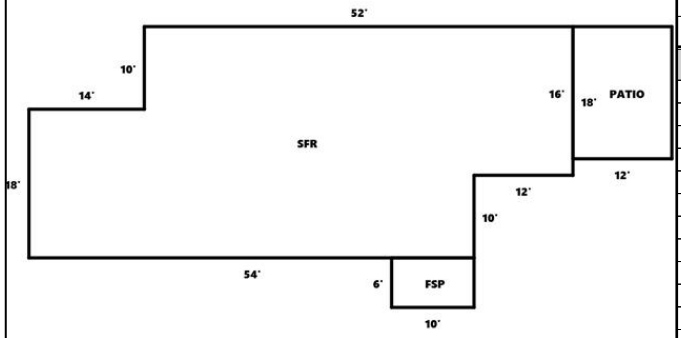
05/18/2026 12:22 OWNERSHIP 620718000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
LYNN JASON KENNETH LYNN DEBORAH RENEE FORCIER 106 SETTAWIG ROAD BRASSTOWN, NC 28902 DEED: 00461 0075 1/21/2022 $335,000	TRACT 1 SETTAWIG ROAD PLATBOOK/PAGE/DATE: 5 452 NB: 10001 BRASSTOWN TWNSP 106 SETTAWIG RD	BRASSTOWN BRASSTOWN FIRE DISTRICT	551002762182 RECORD NUMBER: 6595 ROUTE: 551002084 LISTER: 1/1/2026 REVIEWER: TOM HYDER 6/17/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
				6.8100

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	11HOMESITE-PAVED	1.000	32500		1.00		1.00		32500		1.000		32500
2	41WOOD LAND-PAVED	5.810	10000		1.00		1.00		10000		5.810		58100

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **90,600**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	55 C WOOD DECK	2 * 200	22.50	0.00	22.50	400	9000
1	01 D BARN	50 * 50	13.47	0.00	13.47	2500	33700
2	55 C WOOD DECK	8 * 9	22.50	0.00	22.50	72	1600
2	39 C STORAGE-FRAME/CONCRE	12 * 20	10.90	0.00	10.90	240	2600
3	55 C WOOD DECK	8 * 9	22.50	0.00	22.50	72	1600
3	39 D STORAGE-FRAME/CONCRE	20 * 45	6.50	0.00	6.50	900	5900
4	06 D BATH HOUSE	6 * 9	67.09	0.00	67.09	54	3600
4	18 D GARAGE W/LIVING QUAR	30 * 20	34.23	0.00	34.23	600	20500
5	06 D BATH HOUSE	6 * 9	67.09	0.00	67.09	54	3600
6	06 D BATH HOUSE	8 * 16	61.34	0.00	61.34	128	7900
7	55 C WOOD DECK	16 * 32	22.50	0.00	22.50	512	11500
8	41 C STORAGE-METAL UTILIT	10 * 16	2.78	0.00	2.78	160	400
9	62 C Carport Metal	12 * 20	3.00	0.00	3.00	240	700
10	26 C M/H HOOKUP	1 * 1	10000.00	0.00	10000.00	1	10000

OTHER FEATURES VALUE: **112,600**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
6 STONE	01 FRAME	02 GABLE	01 ASPHALT	1.0000 STHT 3 BDRM
WALL FINISH	**FLOORS**	**HEAT&AIR**	**HEAT FUEL**	**BUILDING #**
01 DRYWALL	02 TILE 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	1940	EYB:	1961	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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	1588		1.00		1588	167.24		C		5.50				1.00		172.74		1588		274311		0.35				96009
2 BATHS	0				0											7398.00		0		14796		0.35				5179
1 FIREPLACE	0				0											2500.00		0		2500		0.35				875
1 CHIMNEY	0				0											2500.00		0		2500		0.35				875
40%UNF-BSMT	0				635	33.45										33.45		635		21241		0.35				7434
10%FIN-BSMT	0				159	100.34				3.30						103.64		159		16479		0.35				5768
PATIO PATIO	192		1.00		192	3.00								1.00		3.00		192		576		0.35				202
FSP FINISHED SCREEN	60		1.00		60	55.00								1.00		55.00		60		3300		0.35				1155
	1747	HSF			2634	TSF										RPCN=192.1597/HSF				335703		VALU=67.26/HSF				117497

STRUCTURE VALUE **117,500**

CARD 1 VALUE **320,700**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	90,600				90,600	62,800	44.27%	**TOTAL VALUE** **320,700**
OTHER FEAT	112,600				112,600	49,600	127.02%	
STRUCTURE	117,500				117,500	97,500	20.51%	
TOTAL	320,700				320,700	209,900	52.79%	**NBHD ADJUSTMENT:** **1.00 * 320700 = 320,700**

(1050007) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	320,700
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	320,700