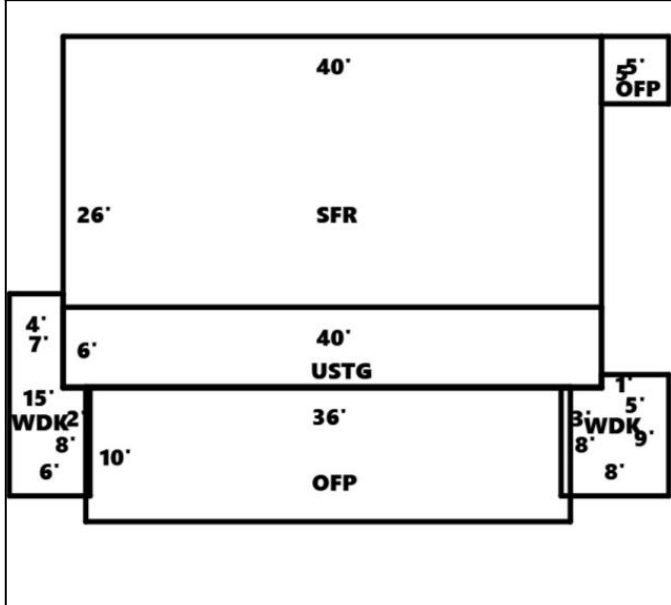


05/18/2026 12:30 OWNERSHIP 3654303	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MONTROSE JERRY A & SHARON R 210 ARBOR HILLS TR TALKING ROCK, GA 30175 DEED: 00436 0227 1/14/2020 \$150,000	OFF HWY 64 AT RIVER PLATBOOK/PAGE/DATE: NB: 00040 HIAWASSEE RIVER ESTATE 270 HIAWASSEE RIVER RD	BRASSTOWN BRASSTOWN FIRE DISTRICT	552100238963 RECORD NUMBER: 17575 ROUTE: 552100082 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 2/18/2025 12:02:00 PM	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC						
			RIVER FRONT FR ROY WEBER	2.0000 (2.750)						
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE
1	91RIVERFRONT	1.000	60000	1.00	1.00		60000	1.000		60000
2	40WOOD LAND	1.000	10000	1.00	1.00		10000	1.000		10000

ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		70,000	
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	19 C GAZEBO	8 * 8	4.38	0.25	4.38	64	300
2	29 C DOCK/PIER	10 * 20	28.00	0.00	28.00	200	5600

OTHER FEATURES VALUE:	5,900
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FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
1 CRAWL SPACE	01 FRAME	02 GABLE	01 ASPHALT	1.0000 STHT 2 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL 02 PANELING	02 TILE 05 CARPET	02 ELECTRIC BASE BOA	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	1979	EYB:	2021	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	SFR=N26E40S26W40Area:1040;USTG=N6E40S6W40Area:240;OFP=W36N10E36S10Area:360;CPATIO=Area:360;WDK=N7W4S15E6N8W2Area:76;WDK=W3S8E8N9W5S1Area:69;OFP=E5S5W5N5Area:25;CPATIO=Area:76;CPATIO=Area:69;TotalArea:2315												

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1040	1.00		1040	186.78	C	1.80		1.00		188.58	1040		196123	0.95			186317
1 CHIMNEY	0			0							2500.00	0		2500	0.95			2375
1 FIREPLACE	0			0							2500.00	0		2500	0.95			2375
2 BATHS	0			0							7398.00	0		14796	0.95			14056
OFP OFF OPEN FINISHED	360	1.00		360	100.00				1.00		100.00	360		36000	0.95			34200
OFP OFF OPEN FINISHED	25	1.00		25	100.00				1.00		100.00	25		2500	0.95			2375
WDK WDK WOOD DECK	76	1.00		76	13.00				1.00		13.00	76		988	0.95			939
WDK WDK WOOD DECK	69	1.00		69	13.00				1.00		13.00	69		897	0.95			852
CPATIO CPATIO COVERED	360	1.00		360	8.00				1.00		8.00	360		2880	0.95			2736
CPATIO CPATIO COVERED	76	1.00		76	8.00				1.00		8.00	76		608	0.95			578
CPATIO CPATIO COVERED	69	1.00		69	8.00				1.00		8.00	69		552	0.95			524
USTG USTG UNFINISHED	240	1.00		240	25.00				1.00		25.00	240		6000	0.95			5700

1040 HSF	2315 TSF	RPCN=256.1000/HSF	266344	VALU=243.30/HSF	253027
STRUCTURE VALUE				253,000	
				CARD 1 VALUE	
				328,900	

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	70,000				70,000	70,000	%	TOTAL VALUE
OTHER FEAT	5,900				5,900	2,800	110.71%	
STRUCTURE	253,000				253,000	121,100	108.92%	
TOTAL	328,900				328,900	193,900	69.62%	328,900

(1044560) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	328,900
				TAXABLE VALUE	328,900

NBHD ADJUSTMENT: 1.00 * 328900 = 328,900