05/18/2026 03:48 OWNERSHIP 619127000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
AFFRUNTI CYNTHIA SHARON 8921 WILLOW TRACE CT APEX, NC 27539 DEED: 00404 0202 9/16/2016 $19,500	LOT 15 SETTAWIG OVERLOOK PLATBOOK/PAGE/DATE: 4 1656 NB: 00212 SETTAWIG OVERLOOK	BRASSTOWN BRASSTOWN FIRE DISTRICT	552100522335 RECORD NUMBER: 13630 ROUTE: 552100024A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/3/2024 11:40:00 AM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			ADJUSTED BASED ON APPEAL BY DR. KELLY	1.4500 (1.450)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	21400		1.00		0.90		19260		1.000		19260
2	40WOOD LAND	0.450	10000		1.00		0.90		9000		0.450		4050

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **23,300**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
				STHT BDRM
WALL FINISH	**FLOORS**	**HEAT&AIR**	**HEAT FUEL**	**BUILDING #**

IMPROVEMENT TYPE:		GRADE:		AYB:		EYB:		CONDITION:		DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:													

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
0																										
			HSF			TSF										RPCN=/HSF						VALU=/HSF				

STRUCTURE VALUE **0**

CARD VALUE **23,300**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	23,300				23,300	20,000	16.5%	**TOTAL VALUE** **23,300**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	23,300				23,300	20,000	16.5%	**NBHD ADJUSTMENT:** **1.00 * 23300 = 23,300**

(1039087) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	23,300
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	23,300