05/18/2026 09:58 OWNERSHIP 6545306	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
PEACHTREE HICK LLC 177 LIZZIE ELLIOT RD MURPHY, NC 28906 DEED: 00407 0122 1/5/2017 $5,000	LTS 39-42 TRILLIUM HEIGHTS PLATBOOK/PAGE/DATE: 4 717 NB: 00050 TRILLIUM HEIGHTS	SWEETWATER BRASSTOWN FIRE DISTRICT	552100918626 RECORD NUMBER: 12605 ROUTE: 553100342A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/4/2024 2:13:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
				10.0300

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000		1.00		1.00		30000		1.000		30000
2	40WOOD LAND	9.030	10000		1.00		1.00		10000		9.030		90300

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **120,300**

#	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 **120,300**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE	
LAND	120,300				120,300	97,700	23.13%	**TOTAL VALUE**	**120,300**
OTHER FEAT	0				0	0	%		
STRUCTURE	0				0	0	%		
TOTAL	120,300				120,300	97,700	23.13%	**NBHD ADJUSTMENT:**	**1.00 * 120300 = 120,300**

(1037284) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	120,300
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	120,300