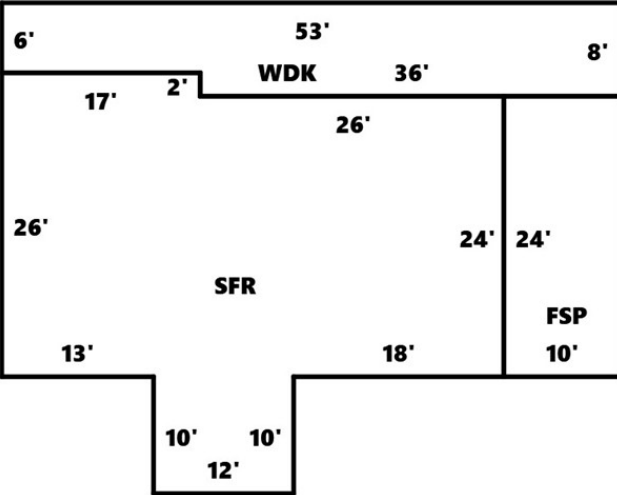


08/28/2026 11:16 OWNERSHIP 624762000										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#			
RISON JUSTIN										LOT 10 REVISED PEAKS OF FIRES CR										SWEETWATER HAYESVILLE FIRE DISTRICT										553100485832 RECORD NUMBER: 39 ROUTE: 553100 185A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/8/2024										1 / 1			
629 PEAKS DR HAYESVILLE, NC 28904 DEED: 00488 0223 3/25/2025 \$0										PLATBOOK/PAGE/DATE: 6 926 03/24/2025 NB: 00088 PEAKS @ FIRES CREEK 629 PEAKS DR																																	
										TOPO		STREET				UTILITIES				NOTES										LT													
																														5.1700 (1.590)													
										#	LAND CLASS				SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE											
										1	50RESIDENTIAL				1.000		32100			1.00			1.50			48150			1.000			48150											
										2	50RESIDENTIAL				1.000		32100			1.00			1.50			48150			1.000			48150											
										3	40WOOD LAND				3.170		10000			1.00			1.00			10000			3.170			31700											
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										128,000			
										#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																		
										1	11 B CABIN				31 * 24		52.53		0.00		52.53		744		39100																		
										2	51 B PATIO-RESIDENTIAL				12 * 28		3.75		0.00		3.75		336		13000																		
3	51 B PATIO-RESIDENTIAL				16 * 16		3.75		0.00		3.75		256		1000																												
4	17 B GARAGE UNFINISHED				24 * 32		32.35		0.00		32.35		768		24800																												
5	26 B M/H HOOKUP				1 * 1		12000.00		0.00		12000.00		1		12000																												
6	17 B GARAGE UNFINISHED				20 * 30		33.60		0.00		33.60		600		20200																												
OTHER FEATURES VALUE:																														98,400													
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																											
2 SLAB				01 FRAME				07 SHED				04 METAL				1.0000 SHT 2 BDRM																											
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #																											
01 DRYWALL				01 HARDWOOD 05 CARPET				04 HEAT PUMP 11 CENTRAL AIR CONDI				02 ELECTRIC				1																											
IMPROVEMENT TYPE:		SINGLE FAMILY				GRADE:		B+10		AYB:		2025		EYB:		2025		CONDITION:		Good		DEPR TABLE:				SQ FT TABLE:																	
DIMENSIONS:		SFR=N26E17S2E26S24W18S10W12N10W13Area:1186;WDK=N6E53S8W36N2W17Area:390;FSP=N24E10S24W10Area:240;TotalArea:1816																																									
STRUCTURE		SKETCH-SF		*	STHT		=	AREA		RATE		*	GRDE		+	HEAT		+	EXWL		*	WLHT		=	ADJRATE		*	AREA		=	RPCN		*	DEPF		*	CNDF		=	STR-VALUE			
SFR SFR SINGLE FAMILY		1186			1.00			1186		225.97			B 1.10			5.50						1.00			254.07			1186			301327			0.99					298314				
1 FIREPLACE		0						0																	6250.00			0			6250			0.99					6188				
1 PREFAB FIREPLACE		0						0																	2500.00			0			2500			0.99					2475				
2 BATHS		0						0																	9180.00			0			18360			0.99					18176				
WDK WDK WOOD DECK		390			1.00			390		16.25			1.10									1.00			17.88			390			6973			0.99					6903				
FSP FSP FINISHED SCREEN		240			1.00			240		68.76			1.10									1.00			75.64			240			18154			0.99					17972				
		1186		HSF				1816		TSF																RPCN=298.1146/HSF				353564		VALU=295.13/HSF						350028					
STRUCTURE VALUE																																				350,000							
CARD 1 VALUE																																				576,400							
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																													
LAND		128,000						128,000		83,800		52.74%		TOTAL VALUE												576,400																	
OTHER FEAT		98,400						98,400		0																																	
STRUCTURE		350,000						350,000		0																																	
TOTAL		576,400						576,400		83,800		587.83%		NBHD ADJUSTMENT: 1.00 * 576400 = 576,400																													
(1098638) Group:0										TAX YEAR: 2026										APPRAISED VALUE										576,400													
Clay County, NC										REVAL YEAR: 2026										DEFERRED VALUE										0		TAXABLE VALUE										576,400	