

07/15/2026 12:14 OWNERSHIP 11846303										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#	
BYERS TRACY & DIANA A										LOT 3 PEAKS OF FIRES CRK										SWEETWATER HAYESVILLE FIRE DISTRICT										553100583110 RECORD NUMBER: 2188 ROUTE: 553100 185A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/8/2024 9:48:00 AM										1 / 1	
										TOPO				STREET				UTILITIES				NOTES								LT											
																														1.9000 (1.900)											
										#	LAND CLASS					SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE								
										1	50RESIDENTIAL					1.000		32100			1.00			1.00			32100			1.000			32100								
										2	40WOOD LAND					0.900		10000			1.00			1.00			10000			0.900			9000								
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										41,100	
										#	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																														41,100													
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE																		OTHER CARDS VALUE													
LAND		41,100						41,100		36,800		11.68%																		TOTAL VALUE										41,100			
OTHER FEAT		0						0		0		%																															
STRUCTURE		0						0		0		%																															
TOTAL		41,100						41,100		36,800		11.68%																		NBHD ADJUSTMENT: 1.00 * 41100 = 41,100													
(1036515) Group:0										TAX YEAR: 2026										APPRAISED VALUE										41,100													
Clay County, NC										REVAL YEAR: 2026										DEFERRED VALUE										0		TAXABLE VALUE										41,100	