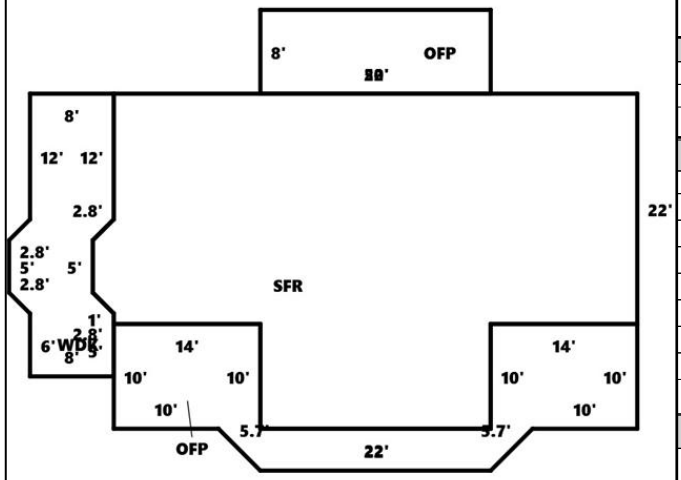
05/18/2026 04:08 OWNERSHIP 614222000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
HOWELL EDWARD C 4950 AGATE DR ALPHARETTA, GA 30022-7367 DEED: 00398 0129 11/20/2015 $341,500	LOT 4 & 5 HIAWASSEE RIVER PR PLATBOOK/PAGE/DATE: 5 855 NB: 00124 HIAWASSEE RIVER PROPERTY 296 CADDIS TRL	SWEETWATER HAYESVILLE FIRE DISTRICT	553100965912 RECORD NUMBER: 7435 ROUTE: 553100150 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/3/2024 9:39:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			RIVERFRONT	2.9200 (2.920)

#	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	1.920	10000		1.00		1.00		10000		1.920		19200

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **79,200**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	14 CONCRETE LAP SIDING 03 STONE	02 GABLE	01 ASPHALT	1.3000 STHT 4 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL 09 WOOD	01 HARDWOOD 02 TILE	01 FORCED HOT AIR 11 CENTRAL AIR CONDI	02 ELECTRIC 03 GAS	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	B+15	AYB:	2004	EYB:	2004	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	

DIMENSIONS: SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SINGLE FAMILY	1334		1.30		1734	201.40		B 1.15		5.00				0.91		215.32		1734		373365		0.85				317360
1 CHIMNEY	0				0											3125.00		0		3125		0.85				2656
1 FIREPLACE	0				0											3125.00		0		3125		0.85				2656
1 HALFBATHS	0				0											4800.00		0		4800		0.85				4080
100%FIN-BSMT	0				1334	120.84		1.15		3.00						141.97		1334		189388		0.85				160980
3 BATHS	0				0											9180.00		0		27540		0.85				23409
OFP OPEN FINISHED PORCH	176		1.00		176	124.00		1.15						1.00		142.60		176		25098		0.85				21333
OFP OPEN FINISHED PORCH	384		1.00		384	124.00		1.15						1.00		142.60		384		54758		0.85				46544
WDK WOOD DECK	216		1.00		216	16.25		1.15						1.00		18.69		216		4037		0.85				3431
CPATIO COVERED PATIO	384		1.00		384	10.00		1.15						1.00		11.50		384		4416		0.85				3754
	3068	HSF			4228	TSF										RPCN=224.7887/HSF				689652		VALU=191.07/HSF				586203

STRUCTURE VALUE **586,200**

CARD 1 VALUE **665,400**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE
LAND	79,200				79,200	79,200	%
OTHER FEAT	0				0	0	%
STRUCTURE	586,200				586,200	273,200	114.57%
TOTAL	665,400				665,400	352,400	88.82%

OTHER CARDS VALUE

TOTAL VALUE **665,400**

NBHD ADJUSTMENT: **1.00 * 665400 = 665,400**

(1100217) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	665,400
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	665,400