05/18/2026 12:30 OWNERSHIP 6910301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
CANNELLA JAMES & DIANE TRUSTEES 11660 LAS COLINAS DR SALIDA, CO 81201 DEED: 00305 0172 5/31/2006 $55,000	LOT 89 BEAR COVE PLATBOOK/PAGE/DATE: 4 1467 NB: 00004 BEAR COVE	SWEETWATER HAYESVILLE FIRE DISTRICT	554100399547 RECORD NUMBER: 2301 ROUTE: 554100184A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 12/8/2023 2:56:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
				1.3400 (1.340)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	40000		1.00		1.00		40000		1.000		40000
2	40WOOD LAND	0.340	10000		1.00		1.00		10000		0.340		3400

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **43,400**

#	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 **43,400**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	43,400				43,400	33,400	29.94%	**TOTAL VALUE** **43,400**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	43,400				43,400	33,400	29.94%	**NBHD ADJUSTMENT:** **1.00 * 43400 = 43,400**

(1038646) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	43,400
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	43,400