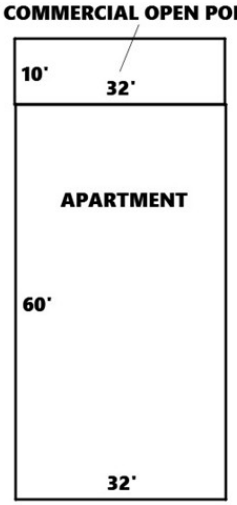
05/18/2026 10:46 OWNERSHIP 17220302	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MPPM LLC 317 HWY 64 W HAYESVILLE, NC 28904 DEED: 00393 0138 4/29/2015 $9,000	LOT 9 TOWN LOT PLATBOOK/PAGE/DATE: NB: 00C01 HAYESVILLE CBD 12 SANDERSON ST	HAYESVILLE TOWN OF HAYESVILLE	555012865262 RECORD NUMBER: 11361 ROUTE: 555012 087 LISTER: 1/1/2026 REVIEWER: TOM HYDER 8/27/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			BLDB ON UPPER LEVEL ONLY	1.0000

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	70COMMERCIAL	0.050	400000		1.00		1.00		400000		0.050		20000

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **20,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	04 CONCRETE BLOCK 02 BRICK	01 FLAT	10 BUILT UP	1.0000 STHT 1 BDRM
WALL FINISH	**FLOORS**	**HEAT&AIR**	**HEAT FUEL**	**BUILDING #**
01 DRYWALL 06 UNFINISHED	01 HARDWOOD 10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	03 GAS	1

IMPROVEMENT TYPE:	APARTMENT	GRADE:	D+10	AYB:	1984	EYB:	1984	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	APT=E32N60W32S60Area:1920;COP=N10E32S10W32Area:320;TotalArea:2240												

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
APT APT APARTMENT	1920		1.00		1920	101.22		D 1.10		3.50				1.00		114.84		1920		220493		0.58				127886
1 BATHS	0				0											4250.00		0		4250		0.58				2465
100%UNF-BSMT	0				1920	20.24		1.10								22.26		1920		42739		0.58				24789
COP COP COMMERCIAL OPEN	320		1.00		320	22.50		1.10						1.00		24.75		320		7920		0.58				4594
	2240	HSF			4160	TSF										RPCN=122.9473/HSF				275402		VALU=71.31/HSF				159734

STRUCTURE VALUE **159,700**

CARD 1 VALUE **179,700**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	20,000				20,000	10,000	100%	**TOTAL VALUE** **179,700**
OTHER FEAT	0				0	0	%	
STRUCTURE	159,700				159,700	127,400	25.35%	
TOTAL	179,700				179,700	137,400	30.79%	**NBHD ADJUSTMENT:** **1.00 * 179700 = 179,700**

(1049528) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	179,700
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	179,700