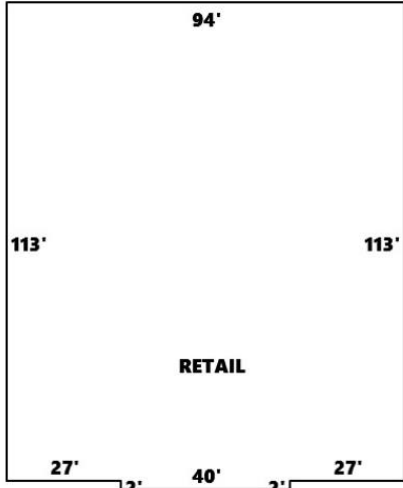


08/29/2026 02:14 OWNERSHIP 621700000				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#											
CH ESSENTIAL LLC				TRACT B2 HWY 64 E				HAYESVILLE HAYESVILLE FIRE DISTRICT				555020820036 RECORD NUMBER: 40667 ROUTE: LISTER: 1/1/2026 REVIEWER: CHASE PEARSON 5/23/2024				1 / 1											
33 MARKET POINT DRIVE GREENVILLE, SC 29607 DEED: 00470 0168 11/16/2022 \$1,869,500				PLATBOOK/PAGE/DATE: 6 476 01/12/2022 NB: 00C04 HWY 64-69 INTERSECTION 104 HWY 64 EAST																							
				TOPO		STREET		UTILITIES		NOTES						AC											
										FAMILY DOLLAR/DOLLAR TREE						1.4920											
				#	LAND CLASS		SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE									
				1	70COMMERCIAL		1.492	400000		1.00		1.00		400000		1.492		596800									
				ACREAGE FACTOR:				FRONTAGE FACTOR:				LAND VALUE				596,800											
				#	OTHER FEATURES			SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE														
OTHER FEATURES VALUE:															0												
FOUNDATION				XTR_FINISH			ROOF TYPE			ROOF MTRL			SIZE/QTY														
2 SLAB				11 METAL			01 FLAT			04 METAL			1.0000 SHTT 0 BDRM														
WALL FINISH				FLOORS			HEAT&AIR			HEAT FUEL			BUILDING #														
01 DRYWALL				10 VINYL			04 HEAT PUMP 11 CENTRAL AIR CONDI			02 ELECTRIC			1														
IMPROVEMENT TYPE:		RETAIL STORE		GRADE:	C	AYB:	2022	EYB:	2022	CONDITION:		Average	DEPR TABLE:		SQ FT TABLE:												
DIMENSIONS:		RETAIL=S113E27S2E40N2E27N113W94Area:10702;TotalArea:10702																									
STRUCTURE		SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
RETAIL RETAIL RETAIL STORE		10702		1.00		10702	100.52		C		5.30				1.00		105.82		10702		1132486		0.95		0.7500		806896
2 HALFBATHS		0				0													0				0.95		0.7500		
10702 HSF				10702 TSF				RPCN=105.8200/HSF				1132486 VALU=75.40/HSF				806896											
STRUCTURE VALUE															806,900												
CARD 1 VALUE															1,403,700												
VALUATION		THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL		CHANGE								OTHER CARDS VALUE										
LAND		596,800				596,800	298,400		100%								TOTAL VALUE										
OTHER FEAT		0				0	0		%								1,403,700										
STRUCTURE		806,900				806,900	1,345,400		-40.03%																		
TOTAL		1,403,700				1,403,700	1,643,800		-14.61%								NBHD ADJUSTMENT: 1.00 * 1403700 = 1,403,700										
(1102289) Group:0				TAX YEAR: 2026				APPRAISED VALUE				1,403,700															
Clay County, NC				REVAL YEAR: 2026				DEFERRED VALUE				0															
								TAXABLE VALUE				1,403,700															