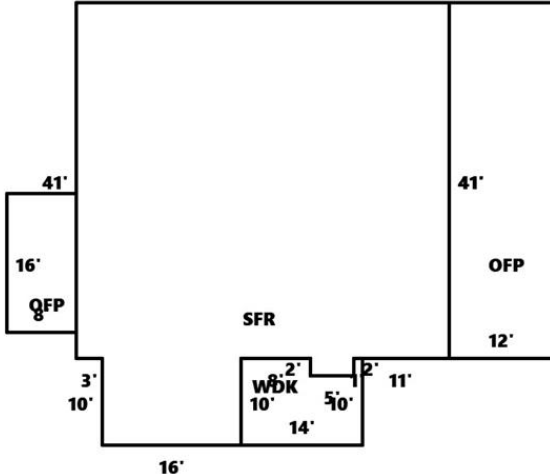


08/29/2026 09:06 OWNERSHIP 7491303						PROPERTY DESCRIPTION						TAX DESCRIPTION						MAP NUMBER						CARD#	
EVERETT VIRGINIA M						LOT 110C SWEETWATER BEND						HAYESVILLE HAYESVILLE FIRE DISTRICT						555100074758 RECORD NUMBER: 4931 ROUTE: 555100 262 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 11/22/2023						1 / 1	
3420 AUBUSSON TRACE ALPHARETTA, GA 30022 DEED: 00242 0146 10/30/2001 \$182,000						PLATBOOK/PAGE/DATE: NB: 00174 SWEETWATER BEND SUB 76 MISTY RIVER LN																			
						TOPO		STREET		UTILITIES		NOTES						AC							
												RIVER FRONT						1.0200							
						#	LAND CLASS			SIZE		BASERATE		*	ACF		*	ADJ	=	ADJ RATE		*	UNITS	=	LNDVALUE
						1	RIVERFRONT			1.020		75000			1.00			1.00		75000			1.020		76500
						ACREAGE FACTOR:						FRONTAGE FACTOR:						LAND VALUE						76,500	
						#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE				
						1	17 C GARAGE UNFINISHED				24 * 35		20.40		0.80		20.40		840		17100				
OTHER FEATURES VALUE:																		17,100							
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY									
1 CRAWL SPACE				01 FRAME				02 GABLE				01 ASPHALT				1.0000 STHT 2 BDRM									
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #									
01 DRYWALL				01 HARDWOOD				04 HEAT PUMP 11 CENTRAL AIR CONDI				03 GAS 02 ELECTRIC				1									

IMPROVEMENT TYPE:		SINGLE FAMILY				GRADE:		C+10	AYB:		1987	EYB:		1997	CONDITION:		Average	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		1933		1.00		1933	163.99		C	1.10		5.50			1.00		185.89		1933		359325		0.71				255121				
1 CHIMNEY		0				0											2500.00		0		2500		0.71				1775				
2 BATHS		0				0											7398.00		0		14796		0.71				10505				
1 FIREPLACE		0				0											2500.00		0		2500		0.71				1775				
OFP OPEN FINISHED PORCH		492		1.00		492	100.00			1.10					1.00		110.00		492		54120		0.71				38425				
OFP OPEN FINISHED PORCH		128		1.00		128	100.00			1.10					1.00		110.00		128		14080		0.71				9997				
WDK WOOD DECK		130		1.00		130	13.00			1.10					1.00		14.30		130		1859		0.71				1320				
1933 HSF						2683 TSF						RPCN=232.3745/HSF						449180 VALU=164.99/HSF						318918							
STRUCTURE VALUE																								318,900							
																		CARD 1 VALUE						412,500							
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																	
LAND		76,500						76,500		61,200		25%		TOTAL VALUE										412,500							
OTHER FEAT		17,100						17,100		17,100		%																			
STRUCTURE		318,900						318,900		151,200		110.91%																			
TOTAL		412,500						412,500		229,500		79.74%		NBHD ADJUSTMENT: 1.00 * 412500 = 412,500																	
(1050099) Group:0						TAX YEAR: 2026												APPRAISED VALUE						412,500							
Clay County, NC						REVAL YEAR: 2026						DEFERRED VALUE						0						TAXABLE VALUE						412,500	