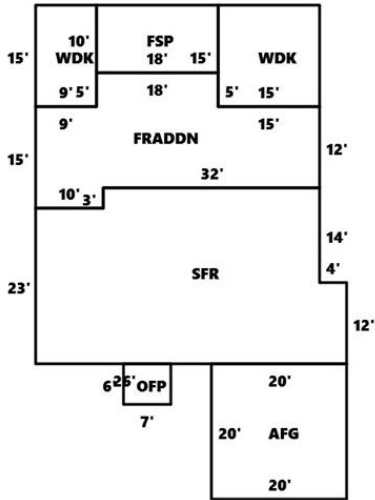


05/18/2026 03:58 OWNERSHIP 9111306	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
ANDERSON ROBERT J & SUSAN L 14 RIVERDALE WAY HAYESVILLE, NC 28904 DEED: 00223 0144 12/2/1999 \$129,000	LOT 25 RIVER BEND SUB PLATBOOK/PAGE/DATE: NB: 00086 RIVERBEND SUB 276 RIVERBEND DR	HAYESVILLE HAYESVILLE FIRE DISTRICT	555100561996 RECORD NUMBER: 438 ROUTE: 555100 022 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 11/9/2023 2:07:00 PM	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC				
			RIVER FRONT	0.9600				
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	91RIVERFRONT	0.960	65000	1.04	1.00	67600	0.960	64896
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		64,900		
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE	
OTHER FEATURES VALUE:								0
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY				
5 CONCRETE	12 CEDAR/REDWOOD	02 GABLE	01 ASPHALT 04 METAL	1.5000 STHT 4 BDRM				
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #				
01 DRYWALL	05 CARPET 01 HARDWOOD	11 CENTRAL AIR CONDI 01 FORCED HOT AIR	02 ELECTRIC	1				

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C+10	AYB:	1990	EYB:	1990	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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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	1110	1.50	1665	161.10	C 1.10	5.00	2.00	0.85	156.58	1665	260706	0.64		166852
1 FIREPLACE	0		0						5000.00	0	5000	0.64		3200
1 HALFBATHS	0		0						3950.00	0	3950	0.64		2528
100%FIN-BSMT	0		1110	96.66	1.10	3.00			109.33	1110	121356	0.64		77668
3 BATHS	0		0						7398.00	0	22194	0.64		14204
50%UNF-BSMT	0		555	32.22	1.10				35.44	555	19669	0.64		12588
OFP OPEN FINISHED PORCH	42	1.00	42	100.00	1.10			1.00	110.00	42	4620	0.64		2957
FRADDN FRAME ADDITION-	624	1.00	624	125.00	1.10			1.00	137.50	624	85800	0.64		54912
WDK WOOD DECK	135	1.00	135	13.00	1.10			1.00	14.30	135	1931	0.64		1236
WDK WOOD DECK	225	1.00	225	13.00	1.10			1.00	14.30	225	3218	0.64		2060
FSP FINISHED SCREEN	180	1.00	180	55.00	1.10			1.00	60.50	180	10890	0.64		6970
CDK COVERED WOOD DECK	135	1.00	135	18.00	1.10			1.00	19.80	135	2673	0.64		1711
CDK COVERED WOOD DECK	180	1.00	180	18.00	1.10			1.00	19.80	180	3564	0.64		2281
AFG ATTACHED FINISHED	400	1.00	400	58.00	1.10			1.00	63.80	400	25520	0.64		16333
		3799	HSF			5251	TSF			RPCN=150.3266/HSF	571091	VALU=96.21/HSF	365500	

STRUCTURE VALUE **365,500**

CARD 1 VALUE **430,400**

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	64,900		64,900	64,900	%	TOTAL VALUE
OTHER FEAT	0		0	0	%	
STRUCTURE	365,500		365,500	220,100	66.06%	
TOTAL	430,400		430,400	285,000	51.02%	

NBHD ADJUSTMENT: 1.00 * 430400 = 430,400

(1037223) Group:0 **TAX YEAR: 2026** **DEFERRED VALUE** 0 **APPRAISED VALUE** 430,400
 Clay County, NC **REVAL YEAR: 2026** **TAXABLE VALUE** 430,400