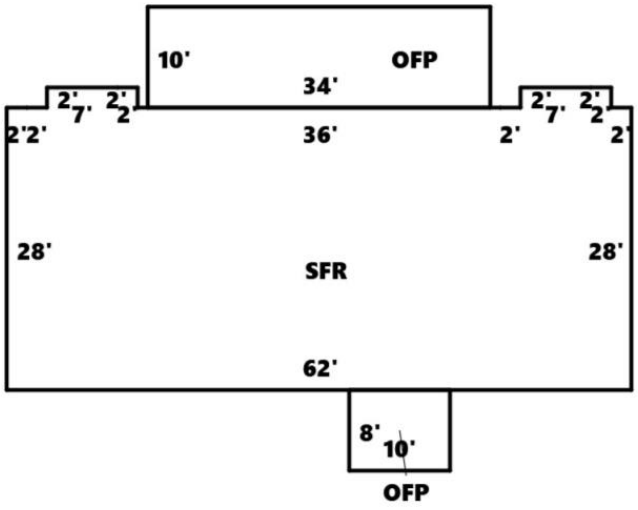
05/18/2026 03:38 OWNERSHIP 2350307	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
KEMPF MICHAEL & KEMBERLY S 208 OAK FOREST CIR HAYESVILLE, NC 28904 DEED: 00395 0188 7/27/2015 $166,500	LOT 1 OAK FOREST ACRES PLATBOOK/PAGE/DATE: 5 166 NB: 00143 OAK FOREST ACRES 208 OAK FOREST CIR	HAYESVILLE HAYESVILLE FIRE DISTRICT	556000731927 RECORD NUMBER: 8278 ROUTE: 556000 100 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/26/2024 9:48:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
				1.2300

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	40000		1.00		1.00		40000		1.000		40000
2	20OPEN LAND	0.230	10000		1.00		1.00		10000		0.230		2300

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **42,300**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	14 CONCRETE LAP SIDING 05 STUCCO	02 GABLE	01 ASPHALT	1.0000 STHT 3 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	01 HARDWOOD 02 TILE 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC 03 GAS	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	2005	EYB:	2005	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	

DIMENSIONS: SFR=W62N28E2E2N2E7E2S2E36E2N2E7E2S2E2S28Area:1772;OFP=W10S8E10N8Area:80;OFP=W34N10E34S10Area:340;CPATIO=Area:340;TotalArea:2532

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1772		1.00		1772	161.10		C		5.50				1.00		166.60		1772		295215		0.79				233220
1 CHIMNEY	0				0											2500.00		0		2500		0.79				1975
1 FIREPLACE	0				0											2500.00		0		2500		0.79				1975
2 BATHS	0				0											7398.00		0		14796		0.79				11689
40%FIN-BSMT	0				709	96.66				3.30						99.96		709		70872		0.79				55989
58%UNF-BSMT	0				1028	32.22										32.22		1028		33122		0.79				26166
OFP OFP OPEN FINISHED	80		1.00		80	100.00								1.00		100.00		80		8000		0.79				6320
OFP OFP OPEN FINISHED	340		1.00		340	100.00								1.00		100.00		340		34000		0.79				26860
CPATIO CPATIO COVERED	340		1.00		340	8.00								1.00		8.00		340		2720		0.79				2149
	2481	HSF			4269	TSF										RPCN=186.9105/HSF				463725		VALU=147.66/HSF				366343

STRUCTURE VALUE **366,300**

CARD 1 VALUE **408,600**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE	
LAND	42,300				42,300	42,300	%	**TOTAL VALUE**	**408,600**
OTHER FEAT	0				0	0	%		
STRUCTURE	366,300				366,300	190,100	92.69%		
TOTAL	408,600				408,600	232,400	75.82%	**NBHD ADJUSTMENT:**	**1.00 * 408600 = 408,600**

(1042360) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	408,600
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	408,600