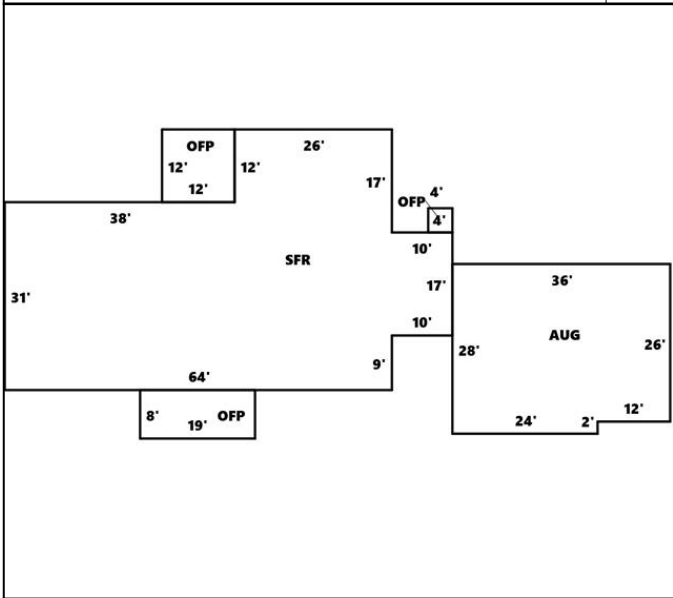


08/29/2026 09:05 OWNERSHIP 620213000										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#													
MCCLAIN STEVEN GARNETT MUSCAT MISTY LEE 186 RICE LANDING CT HAYESVILLE, NC 28904 DEED: 00453 0222 6/11/2021 \$129,000										TRACT 6 RICE FARM OVERLOOK PLATBOOK/PAGE/DATE: 6 346 04/08/2021 NB: 00314 RICE FARM OVERLOOK 186 RICE LANDING CT										HAYESVILLE HAYESVILLE FIRE DISTRICT										556100333917 RECORD NUMBER: 40312 ROUTE: LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 2/11/2025 11:36:00 AM										1 / 1													
										TOPO				STREET				UTILITIES				NOTES								AC																							
																														4.0000																							
										#		LAND CLASS				SIZE		BASERATE		*		ACF		*		ADJ		=		ADJ RATE		*		UNITS		=		LNDVALUE															
										1		50RESIDENTIAL				1.000		80000				1.00				1.00				80000				1.000				80000															
										2		21OPEN LAND-PAVED				3.000		10000				1.00				1.00				10000				3.000				30000															
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										110,000													
										#		OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																											
										1		17 A GARAGE UNFINISHED				12 * 24		45.38		0.00		45.38		288		13100																											
										2		38 A STORAGE-BRICK/STONE				12 * 24		21.10		0.00		21.10		288		6100																											
OTHER FEATURES VALUE:																										19,200																											
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																																					
2 SLAB				14 CONCRETE LAP SIDING 01 FRAME				02 GABLE				01 ASPHALT				1.0000 STHT 2 BDRM																																					
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #																																					
01 DRYWALL				10 VINYL				04 HEAT PUMP 11 CENTRAL AIR CONDI				02 ELECTRIC 01 COAL/OIL/WOOD 03 GAS				1																																					
IMPROVEMENT TYPE:		SINGLE FAMILY								GRADE:		A		AYB:		2023		EYB:		2023		CONDITION:		Average		DEPR TABLE:				SQ FT TABLE:																							
DIMENSIONS:		SFR=W10N17W26S12W38S31E64N9E10N17Area:2466;AUG=N28E36S26W12S2W24Area:984;OFP=N12W12S12E12Area:144;OFP=S8E19N8W19Area:152;OFP=W4N4E4S4Area:16;TotalArea:3762																																																			
STRUCTURE		SKETCH-SF		*		STHT		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE	
SFR SFR SINGLE FAMILY		2466				1.00				2466		241.60				A				5.50								1.00				247.10				2466				609349				0.97						591069			
2 BATHS		0								0																				11000.00				0				22000				0.97						21340					
1 HALFBATHS		0								0																				5900.00				0				5900				0.97						5723					
1 PREFAB FIREPLACE		0								0																				2800.00				0				2800				0.97						2716					
AUG AUG ATTACHED		984				2.00				1968		80.00												0.92				73.60				1968				144845				0.97						140500							
OFP OFP OPEN FINISHED		144				1.00				144		140.00												1.00				140.00				144				20160				0.97						19555							
OFP OFP OPEN FINISHED		152				1.00				152		140.00												1.00				140.00				152				21280				0.97						20642							
OFP OFP OPEN FINISHED		16				1.00				16		140.00												1.00				140.00				16				2240				0.97						2173							
		2466				HSF				4746		TSF																		RPCN=335.9991/HSF				828574				VALU=325.92/HSF								803718							
STRUCTURE VALUE																										803,700																											
CARD 1 VALUE																										932,900																											
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																																					
LAND		110,000								110,000		82,500		33.33%		TOTAL VALUE										932,900																											
OTHER FEAT		19,200								19,200		19,200		%																																							
STRUCTURE		803,700								803,700		381,700		110.56%																																							
TOTAL		932,900								932,900		483,400		92.99%		NBHD ADJUSTMENT: 1.00 * 932900 = 932,900																																					
(1046655) Group:0 Clay County, NC										TAX YEAR: 2026 REVAL YEAR: 2026										DEFERRED VALUE										0		APPRAISED VALUE TAXABLE VALUE										932,900 932,900											