

08/28/2026 11:36 OWNERSHIP 622384000										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#	
MOONSPRING MANAGEMENT LLC										SAWYER S COVE SR1318										HAYESVILLE HAYESVILLE FIRE DISTRICT										556100814695 RECORD NUMBER: 8255 ROUTE: 556100042 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 4/21/2025 3:34:00 PM										1 / 1	
910 SAWYER COVE RD HAYESVILLE, NC 28904-7832 DEED: 00476 0011 6/5/2023 \$0										PLATBOOK/PAGE/DATE: 6 1013 10/27/2025 NB: 20001 HAYESVILLE TWNSP 910 SAWYER COVE RD																															
										TOPO		STREET		UTILITIES		NOTES										AC															
																										50.4140															
										#	LAND CLASS			SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE										
										1	22OPEN LAND-GRAVE			10.000		10000			0.90			1.00			9000			10.000			90000										
										2	42WOOD LAND-GRAVE			16.990		10000			0.90			1.00			9000			16.990			152910										
										3	42WOOD LAND-GRAVE			22.424		10000			0.90			1.00			9000			22.424			201816										
										4	12HOMESITE-GRAVEL			1.000		32500			0.90			1.00			29250			1.000			29250										
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										474,000	
										#	OTHER FEATURES					SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE															
										1	06 D BATH HOUSE					18 * 19		56.54		0.00		56.54		342		19300															
										2	11 C CABIN					25 * 40		41.25		0.00		41.25		1000		41300															
										3	11 C CABIN					25 * 40		41.25		0.00		41.25		1000		41300															
										4	55 C WOOD DECK					30 * 30		22.50		0.00		22.50		900		20300															
										5	55 C WOOD DECK					16 * 16		22.50		0.00		22.50		256		5800															
										6	66 C Studio					11 * 16		56.28		0.00		56.28		176		9900															
7	51 C PATIO-RESIDENTIAL					40 * 40		6.00		2.00		6.00		1600		9600																									
8	11 C CABIN					20 * 40		51.56		1.25		51.56		800		41200																									
OTHER FEATURES VALUE:																				188,700																					
FOUNDATION			XTR_FINISH			ROOF TYPE			ROOF MTRL			SIZE/QTY																													
												STHT BDRM																													
WALL FINISH			FLOORS			HEAT&AIR			HEAT FUEL			BUILDING #																													
IMPROVEMENT TYPE:					GRADE:				AYB:				EYB:				CONDITION:				DEPR TABLE:				SQ FT TABLE:																
DIMENSIONS:																																									
STRUCTURE		SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE														
		0																																							
		HSF			TSF			RPCN=HSF										VALU=HSF																							
STRUCTURE VALUE																										0															
CARD VALUE 662,700																																									
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																											
LAND		474,000						474,000		267,100		77.46%		TOTAL VALUE 662,700																											
OTHER FEAT		188,700						188,700		177,600		6.25%																													
STRUCTURE		0						0		0		%																													
TOTAL		662,700						662,700		444,700		49.02%		NBHD ADJUSTMENT: 1.00 * 662700 = 662,700																											
(1045695) Group:0										TAX YEAR: 2026										APPRAISED VALUE 662,700																					
Clay County, NC										REVAL YEAR: 2026										DEFERRED VALUE 0										TAXABLE VALUE 662,700											