

08/03/2026 01:50 OWNERSHIP 3627301										PROPERTY DESCRIPTION										TAX DESCRIPTION										MAP NUMBER										CARD#	
RIVARD TIMOTHY & MARLA										LOT 40 DOUBLE KNOBS										TUSQUITTEE HAYESVILLE FIRE DISTRICT										557000391980 RECORD NUMBER: 13594 ROUTE: 557000100 LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 8/9/2024 10:14:00 AM										1 / 1	
189 ZACHARY LN BLAIRSVILLE, GA 30512 DEED: 00292 0171 8/19/2005 \$30,000										PLATBOOK/PAGE/DATE: 3 97 NB: 00075 DOUBLE KNOBS SUB DOUBLE KNOBS DRIVE																															
										TOPO			STREET			UTILITIES			NOTES							LT															
																			ODD SHAPED PARCEL - EASEMENT TO SUBDIVISION CROSSES LOT							2.9600 (2.960)															
										#	LAND CLASS				SIZE		BASERATE		*	ACF		*	ADJ		=	ADJ RATE		*	UNITS		=	LNDVALUE									
										1	40WOOD LAND				2.960		10000			1.00			0.80			8000			2.960			23680									
										ACREAGE FACTOR:										FRONTAGE FACTOR:										LAND VALUE										23,700	
										#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																
										OTHER FEATURES VALUE:																							0								
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																										23,700			
VALUATION		THIS CARD		+	OTHER CARD		=	VALUE		PREV-VAL		CHANGE														OTHER CARDS VALUE			
LAND		23,700						23,700		29,600		-19.93%														TOTAL VALUE			
OTHER FEAT		0						0		0		%														23,700			
STRUCTURE		0						0		0		%																	
TOTAL		23,700						23,700		29,600		-19.93%														NBHD ADJUSTMENT: 1.00 * 23700 = 23,700			
(1041157) Group:0																													
Clay County, NC																													
TAX YEAR: 2026																													
REVAL YEAR: 2026																													
DEFERRED VALUE																													
0																													
APPRAISED VALUE																													
TAXABLE VALUE																													
23,700																													
23,700																													