

07/14/2026 07:44 OWNERSHIP 624148000				PROPERTY DESCRIPTION						TAX DESCRIPTION						MAP NUMBER						CARD#	
PONCIN MARY BETH				TRACT A REV CHATUGE WOODS						HIAWASSEE HAYESVILLE FIRE DISTRICT						557000455062 RECORD NUMBER: 2297 ROUTE: 557000 LISTER: 1/1/2026 REVIEWER: JASON COLLIER 4/16/2024						1 / 1	
122 OAK TER HAYESVILLE, NC 28904-0405 DEED: 00485 0318 1/21/2025 \$750,000				PLATBOOK/PAGE/DATE: 6 144 01/06/2020 NB: 00014 CHATUGE WOODS SECTION 2 122 OAK TERRACE																			
				TOPO		STREET		UTILITIES		NOTES						LT							
										EXCELLENT VIEW GATE LOCKED						3.4400							
				#	LAND CLASS		SIZE		BASERATE		*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE			
				1	50RESIDENTIAL		1.000		15000			1.00		1.25		18750		1.000		18750			
				2	50RESIDENTIAL		1.000		40000			1.00		1.25		50000		1.000		50000			
				3	10HOMESITE		1.000		35000			1.00		1.25		43750		1.000		43750			
				4	40WOOD LAND		0.440		10000			1.00		1.00		10000		0.440		4400			
				ACREAGE FACTOR:				FRONTAGE FACTOR:				LAND VALUE				116,900							
				#	OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE				
OTHER FEATURES VALUE:																		0					
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY							
2 SLAB				01 FRAME 08 WOOD SHINGLE 03 STONE				02 GABLE				04 METAL				1.0000 STHT 2 BDRM							
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #							
01 DRYWALL 09 WOOD				01 HARDWOOD 05 CARPET				04 HEAT PUMP 11 CENTRAL AIR CONDI				01 COAL/OIL/WOOD 05 ELEC				1							

IMPROVEMENT TYPE:		SINGLE FAMILY		GRADE:		C+15		AYB:		2007		EYB:		2025		CONDITION:		Good		DEPR TABLE:				SQ FT TABLE:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
DIMENSIONS:		SFR=W54N26E28N8E26S5E2S7W2S22Area:1626;OFP=W8S8E8N8Area:64;OFP=E28N8W28S8Area:224;CPATIO=Area:224;OFP=E26N12W26S6SW@45-8.49E6Area:330;TotalArea:2468																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
STRUCTURE		SKETCH-SF		*		STHT		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
SFR SFR SINGLE FAMILY		1626				1.00				1626		169.32				C		1.15		5.50								1.00				200.22				1626				325558				0.99						322302																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
2 BATHS		0								0																				7398.00				0				14796				0.99						14648																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
1 FIREPLACE		0								0																				2500.00				0				2500				0.99						2475																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
1 CHIMNEY		0								0																				2500.00				0				2500				0.99						2475																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
100%UNF-BSMT		0								1626		33.86				1.15														38.94				1626				63316				0.99						62683																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
OFP OFP OPEN FINISHED		64				1.00				64		100.00				1.15								1.00				115.00				64				7360				0.99						7286																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
CPATIO CPATIO COVERED		224				1.00				224		8.00				1.15								1.00				9.20				224				2061				0.99						2040																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
OFP OFP OPEN FINISHED		224				1.00				224		100.00				1.15								1.00				115.00				224				25760				0.99						25502																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
OFP OFP OPEN FINISHED		330				1.00				330		100.00				1.15								1.00				115.00				330				37950				0.99						37571																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
		1626				HSF				4094		TSF																		RPCN=296.3105/HSF				481801				VALU=293.35/HSF								476982																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	