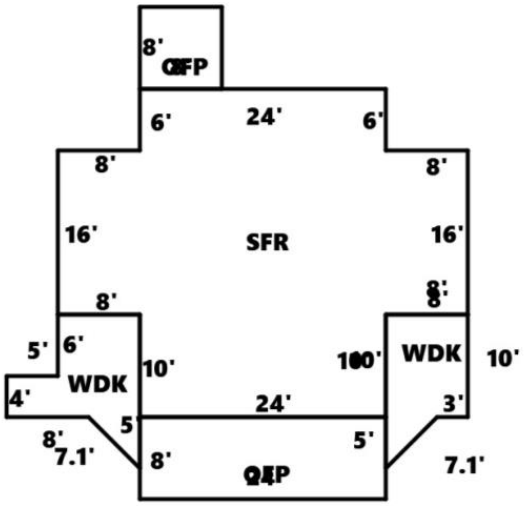


05/18/2026 05:43 OWNERSHIP 622409000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
JAMESON DIANE STOUTENBURGH DANNE PO BOX 712 HAYESVILLE, NC 28904 DEED: 00476 0151 6/28/2023 \$425,000	LOT 10A SHARONS VALLEY  PLATBOOK/PAGE/DATE: 4 1509 NB: 00164 SHARONS VALLEY SUB 105 SHARONS VALLEY	HIAWASSEE HAYESVILLE FIRE DISTRICT	557000557638 RECORD NUMBER: 1301 ROUTE: 557000018A LISTER: 1/1/2026 REVIEWER: JASON COLLIER 4/16/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT							
			VIEW	0.7600 (0.760)							
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE	
1	50RESIDENTIAL	1.000	30000	1.00	1.25		37500	1.000		37500	
<b>ACREAGE FACTOR:</b>		<b>FRONTAGE FACTOR:</b>		<b>LAND VALUE</b>		<b>37,500</b>					
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE				
1	57 C HOT TUB-SPA	1 * 1	2500.00	0.00	2500.00	1	2500				
<b>OTHER FEATURES VALUE:</b>							<b>2,500</b>				
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY							
2 SLAB	14 CONCRETE LAP SIDING 08 WOOD SHINGLE	02 GABLE	01 ASPHALT	1.4200 STHT 3 BDRM							
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #							
01 DRYWALL	01 HARDWOOD 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	1							

<b>IMPROVEMENT TYPE:</b>	SINGLE FAMILY	GRADE:	C+15	AYB:	2006	EYB:	2006	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
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**DIMENSIONS:** SFR=W24N10W8N16E8N6E24S6E8S16W8S10Area:1024;WDK=SW@45-7.07N5N10E8S10W3Area:92.5;OFP=W24S8E24N8Area:192;WDK=N4E5N6E8S10S5NW@45-7.07W8Area:112.5;OFP=E8N8W8S8Area:64;TotalArea:1485

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1024	1.42		1454	161.10	C 1.15	5.50		0.87		165.97	1454		241320	0.86			207535
1 HALFBATHS	0			0							3950.00	0		3950	0.86			3397
100%FIN-BSMT	0			1024	96.66	1.15	3.30				114.46	1024		117207	0.86			100798
3 BATHS	0			0							7398.00	0		22194	0.86			19087
OFP OFP OPEN FINISHED	192	1.00		192	100.00	1.15			1.00		115.00	192		22080	0.86			18989
OFP OFP OPEN FINISHED	64	1.00		64	100.00	1.15			1.00		115.00	64		7360	0.86			6330
WDK WDK WOOD DECK	93	1.00		93	13.00	1.15			1.00		14.95	93		1390	0.86			1195
WDK WDK WOOD DECK	113	1.00		113	13.00	1.15			1.00		14.95	113		1689	0.86			1453

2478 HSF      2940 TSF      RPCN=168.3575/HSF      417190 VALU=144.79/HSF      358784

**STRUCTURE VALUE**      **358,800**

**CARD 1 VALUE**      **398,800**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	37,500				37,500	37,500	%	
OTHER FEAT	2,500				2,500	0	%	
STRUCTURE	358,800				358,800	163,700	119.18%	
<b>TOTAL</b>	<b>398,800</b>				<b>398,800</b>	<b>201,200</b>	<b>98.21%</b>	

**NBHD ADJUSTMENT: 1.00 \* 398800 = 398,800**

(1096489) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	398,800	TAXABLE VALUE	398,800
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