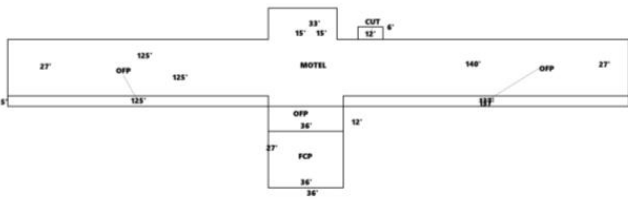


05/18/2026 05:49 OWNERSHIP 625050000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
LESKANIC MARIA TRUSTEE 40 CHATUGE LN HAYESVILLE, NC 28904 DEED: 00475 0170 5/24/2023 \$0	TRACT 1 HWY 64 PLATBOOK/PAGE/DATE: 5 472 NB: 00C07 HWY 64 EAST 40 CHATUGE LN	HIAWASSEE HAYESVILLE FIRE DISTRICT	557004725821 RECORD NUMBER: 42379 ROUTE: 557004278 LISTER: 1/1/2026 REVIEWER: TOM HYDER 12/19/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC				
			2 SINGLEWIDE MH ON PROPERTY 20 ROOMS @ \$100 ADR	5.3900				
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	70COMMERCIAL	1.000	200000	1.00	1.50	300000	1.000	300000
2	71COMMERCIAL UD	4.390	100000	1.00	1.00	100000	4.390	439000

ACREAGE FACTOR: FRONTAGE FACTOR: LAND VALUE **739,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	39 A STORAGE-FRAME/CONCRE	10 * 16	21.50	1.25	21.50	160	3400
1	17 C GARAGE UNFINISHED	12 * 23	27.34	0.90	27.34	276	7500
2	27 C PAVING-ASPHALT	100 * 220	1.18	0.60	1.18	22000	26000
3	55 C WOOD DECK	10 * 36	22.50	0.00	22.50	360	8100
4	26 C M/H HOOKUP	1 * 1	10000.00	0.00	10000.00	2	20000
5	39 B STORAGE-FRAME/CONCRE	8 * 12	14.60	0.00	14.60	96	1400
6	12 E CARPORT	12 * 20	4.63	0.50	4.63	240	1100
7	55 B WOOD DECK	1 * 470	28.50	0.00	28.50	470	13400

OTHER FEATURES VALUE: 80,900

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	01 FRAME	02 GABLE	01 ASPHALT	1.0000 STHT 0 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	05 CARPET	02 ELECTRIC BASE BOA 13 WINDOW AIR CONDIT	02 ELECTRIC	1

IMPROVEMENT TYPE:	MOTEL	GRADE: C+10	AYB: 1993	EYB: 1993	CONDITION: Average	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: MOTEL=N27E125N15E33S15E140S27W137S5W36N5W125Area:8721;OFF=S5E125N5W125Area:625;OFF=E137S5W137N5Area:685;OFF=S12W36N12E36Area:432;FCP=S27W36N27E36Area:972;CUT=NGE12S6W12Area:72;TotalArea:11507

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
MOTEL MOTEL MOTEL	8721	1.00	8721	127.56	C 1.10			1.00	140.32	8721	1223731	0.59		722001
20 BATHS	0		0							0		0.59		
OFF OFF OPEN FINISHED	432	1.00	432	100.00	1.10			1.00	110.00	432	47520	0.59		28037
OFF OFF OPEN FINISHED	685	1.00	685	100.00	1.10			1.00	110.00	685	75350	0.59		44457
OFF OFF OPEN FINISHED	625	1.00	625	100.00	1.10			1.00	110.00	625	68750	0.59		40563
FCP FCP FINISHED CARPORT	972	1.00	972	21.00	1.10			1.00	23.10	972	22453	0.59		13247
CUT CUT COMMERCIAL	72	1.00	72	25.00	1.10			1.00	27.50	72	1980	0.59		1168

8793 HSF 11507 TSF RPCN=163.7420/HSF 1439784 VALU=96.61/HSF 849473

STRUCTURE VALUE 849,500

CARD 1 VALUE 1,669,400

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	739,000		739,000	369,500	100%	
OTHER FEAT	80,900		80,900	52,100	55.28%	
STRUCTURE	849,500		849,500	617,300	37.62%	
TOTAL	1,669,400		1,669,400	1,038,900	60.69%	

NBHD ADJUSTMENT: 1.00 * 1669400 = 1,669,400

(1093721) Group:0 TAX YEAR: 2026 APPRAISED VALUE 1,669,400

Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 1,669,400