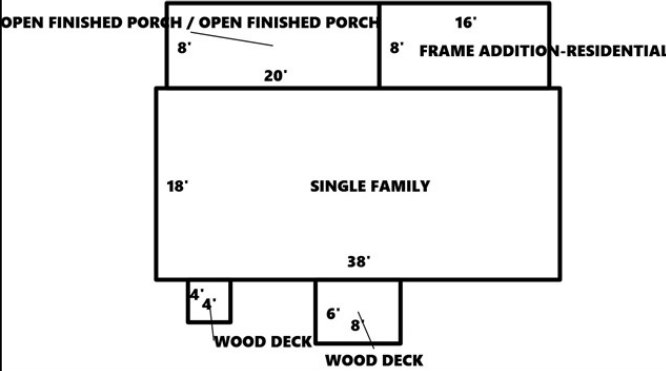


08/28/2026 11:37 OWNERSHIP 13422310				PROPERTY DESCRIPTION				TAX DESCRIPTION				MAP NUMBER				CARD#																																					
BELLA MOUNTAINS LLC C/O ROBERT MOORE 10850 NAVAJO DRIVE NEW PORT RICHEY, FL 34654 DEED: 00381 0037 11/7/2013 \$0				LOT M12 CHATUGE MANOR PLATBOOK/PAGE/DATE: NB: 00255 CHATUGE MANOR 128 MANOR DR				HIAWASSEE HAYESVILLE FIRE DISTRICT				557004803832 RECORD NUMBER: 1137 ROUTE: 557004186 LISTER: 1/1/2026 REVIEWER: TOM HYDER 11/21/2024				1 / 1																																					
				TOPO		STREET		UTILITIES		NOTES				LT																																							
										BLDD IS ON BASEMENT LEVEL 128 134 MANOR DR				0.0000 (0.325)																																							
				#		LAND CLASS		SIZE		BASERATE		*		ACF		*		ADJ		=		ADJ RATE		*		UNITS		=		LNDVALUE																							
				1		50RESIDENTIAL		1.000		30000				1.00				1.00				30000				1.000				30000																							
				ACREAGE FACTOR:																										FRONTAGE FACTOR:		LAND VALUE		30,000																			
				#		OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																																	
OTHER FEATURES VALUE:																										0																											
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																																					
4 BRICK				07 ALUMINUM/VINYL				03 GAMBREL				04 METAL				2.0000 STHT 1 BDRM																																					
WALL FINISH				FLOORS				HEAT&AIR				HEAT FUEL				BUILDING #																																					
01 DRYWALL 02 PANELING				05 CARPET 10 VINYL				11 CENTRAL AIR CONDI 04 HEAT PUMP				02 ELECTRIC				1																																					
IMPROVEMENT TYPE:		SINGLE FAMILY				GRADE:		C		AYB:		1977		EYB:		1977		CONDITION:		Average		DEPR TABLE:				SQ FT TABLE:																											
DIMENSIONS:		SFR=W38S18E38N18Area:684;FRADDN=N8W16S8E16Area:128;OFP=N8W20S8E20Area:160;OFP=Area:160;FRADDN=Area:288;WDK=E4S4W4N4Area:16;WDK=W8S6E8N6Area:48;TotalArea:1484																																																			
STRUCTURE		SKETCH-SF		*		STHT		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE	
SFR SFR SINGLE FAMILY		684				2.00				1368		161.10				C				5.50								0.92				153.27				1368				209673				0.51						106933			
1 BATHS		0								0																				7398.00				0				7398				0.51						3773					
1 HALFBATHS		0								0																				3950.00				0				3950				0.51						2015					
100%FIN-BSMT		0								684		96.66								3.30										99.96				684				68373				0.51						34870					
OFP OFP OPEN FINISHED		160				1.00				160		100.00														1.00				100.00				160				16000				0.51						8160					
OFP OFP OPEN FINISHED		160				1.00				160		100.00														1.00				100.00				160				16000				0.51						8160					
FRADDN FRADDN FRAME		288				1.00				288		125.00														1.00				125.00				288				36000				0.51						18360					
FRADDN FRADDN FRAME		128				2.00				256		125.00														0.92				115.00				256				29440				0.51						15014					
WDK WDK WOOD DECK		16				1.00				16		13.00														1.00				13.00				16				208				0.51						106					
WDK WDK WOOD DECK		48				1.00				48		13.00														1.00				13.00				48				624				0.51						318					
		2596				HSF				2980		TSF																		RPCN=149.3320/HSF				387666				VALU=76.16/HSF								197709							
STRUCTURE VALUE																										197,700																											
CARD 1 VALUE																										227,700																											
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																																					
LAND		30,000								30,000		10,000		200%		TOTAL VALUE										227,700																											
OTHER FEAT		0								0		0		%																																							
STRUCTURE		197,700								197,700		101,500		94.78%																																							
TOTAL		227,700								227,700		111,500		104.22%		NBHD ADJUSTMENT: 1.00 * 227700 = 227,700																																					
(1091575) Group:0				TAX YEAR: 2026				REVAL YEAR: 2026				DEFERRED VALUE				0				APPRAISED VALUE				227,700																													
Clay County, NC																				TAXABLE VALUE				227,700																													