05/18/2026 07:12 OWNERSHIP 620166000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
DURHAM LARRY DEAN ; MAIL RETURN; , DEED: 00456 0113 8/25/2021 $19,000	LOT 11B MOUNTAIN HARBOUR PLATBOOK/PAGE/DATE: NB: 00022 RIDGES @ MOUNTAIN HARBOUR GRANDVIEW DR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000055711 RECORD NUMBER: 8365 ROUTE: 558000298 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/30/2024 12:59:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			ADJUSTED BASED ON REVIEW OF NEIGHBORHOOD VIA 2018 INFORMAL APPEALS BOER SWEEP	0.8800 (0.880)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	0.880	80000		1.00		0.80		64000		0.880		56320

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **56,300**

#	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 **56,300**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	56,300				56,300	28,200	99.65%	**TOTAL VALUE** **56,300**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	56,300				56,300	28,200	99.65%	**NBHD ADJUSTMENT:** **1.00 * 56300 = 56,300**

(1045333) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	56,300
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	56,300