05/18/2026 05:44 OWNERSHIP 615367000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MOUNTAIN HARBOUR PROPERTY OWNERS ASSOCIATION 1665 MOUNTAIN HARBOUR DR HAYESVILLE, NC 28904 DEED: 00452 0108 5/4/2021 $0	LOT 45J MTN HARBOUR PLATBOOK/PAGE/DATE: 4 851 NB: 00022 RIDGES @ MOUNTAIN HARBOUR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000160523 RECORD NUMBER: 5669 ROUTE: LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/1/2024 9:25:00 AM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			VIEW ASHE KNOB ADJUSTED BASED ON REVIEW OF NEIGHBORHOOD VIA 2018 INFORMAL APPEALS -50% UD FACTOR	0.9600 (0.960)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	13HOMESITE-PRIVAT	0.960	30000		1.00		0.50		15000		0.960		14400

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **14,400**

#	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 **14,400**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE	
LAND	14,400				14,400	14,400	%	**TOTAL VALUE**	**14,400**
OTHER FEAT	0				0	0	%		
STRUCTURE	0				0	0	%		
TOTAL	14,400				14,400	14,400	%	**NBHD ADJUSTMENT:** **1.00 * 14400 =** **14,400**	

(1033971) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	14,400
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	14,400