05/18/2026 04:03 OWNERSHIP 3709301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
WINTER PHILIP M & JANET M 5850 WILLS LAKE ROAD CUMMING, GA 30040 DEED: 00279 0172 10/4/2004 $73,000	LOT 29C MTN HARB NORTH PLATBOOK/PAGE/DATE: 4 720 NB: 00022 RIDGES @ MOUNTAIN HARBOUR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000168612 RECORD NUMBER: 17304 ROUTE: 558003 191A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/21/2024 4:16:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			ASHE KNOB VALUE ADJUSTED BASED ON REVIEW OF AREA VIA 2018 INFORMAL APPEALS BOER SWEEP	1.0200 (1.020)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	13HOMESITE-PRIVAT	1.000	30000		1.00		1.25		37500		1.000		37500
2	43WOOD LAND-PRIVA	0.020	10000		1.00		1.00		10000		0.020		200

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **37,700**

#	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 **37,700**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE	
LAND	37,700				37,700	37,700	%	**TOTAL VALUE**	**37,700**
OTHER FEAT	0				0	0	%		
STRUCTURE	0				0	0	%		
TOTAL	37,700				37,700	37,700	%	**NBHD ADJUSTMENT:** **1.00 * 37700 =** **37,700**	

(1042584) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	37,700
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	37,700