05/18/2026 07:45 OWNERSHIP 948301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
WALLACE RONALD K & DEBRA C 171 WINTERBERRY DR CLAYTON, GA 30525 DEED: 00434 0029 9/26/2019 $15,000	LOT 41M/42M/43M MTN HARBOUR PLATBOOK/PAGE/DATE: 5 569 NB: 00288 MTN HARBOUR EAST	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000621225 RECORD NUMBER: 15952 ROUTE: 558000058A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/7/2024 12:07:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			ADJUSTED BASED ON NEIGHBORHOOD REVIEW BASED ON 2018 INFORMAL APPEALS-BOER SWEEP -50% UD FACTOR	2.2400

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000		1.00		0.50		15000		1.000		15000
2	50RESIDENTIAL	0.630	30000		1.00		0.50		15000		0.630		9450
3	41WOOD LAND-PAVED	0.610	10000		1.00		1.00		10000		0.610		6100

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **30,600**

#	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 **30,600**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	30,600				30,600	29,000	5.52%	**TOTAL VALUE** **30,600**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	30,600				30,600	29,000	5.52%	**NBHD ADJUSTMENT:** **1.00 * 30600 =** **30,600**

(1044810) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	30,600
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	30,600