05/18/2026 06:00 OWNERSHIP 615367000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MOUNTAIN HARBOUR PROPERTY OWNERS ASSOCIATION 1665 MOUNTAIN HARBOUR DR HAYESVILLE, NC 28904 DEED: 00433 0155 9/12/2019 $357,500	LOT 53M MTN HARBOUR PLATBOOK/PAGE/DATE: 5 588 NB: 00288 MTN HARBOUR EAST	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000730295 RECORD NUMBER: 13551 ROUTE: 558000058A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/9/2024 8:58:00 AM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			ADJUSTED BASED ON NEIGHBORHOOD REVIEW BASED ON 2018 INFORMAL APPEALS-BOER SWEEP	2.4900 (2.490)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000		1.00		0.75		22500		1.000		22500
2	41WOOD LAND-PAVED	1.490	10000		1.00		1.00		10000		1.490		14900

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **37,400**

#	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 **37,400**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	37,400				37,400	33,700	10.98%	**TOTAL VALUE** **37,400**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	37,400				37,400	33,700	10.98%	**NBHD ADJUSTMENT:** **1.00 * 37400 = 37,400**

(1041193) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	37,400
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	37,400