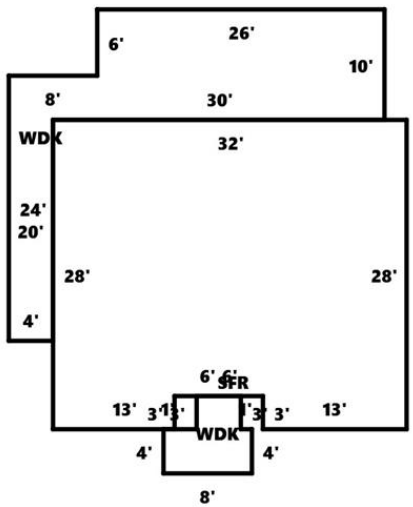


05/18/2026 05:56 OWNERSHIP 620534000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MARTINEZ ANTHONY MARTINEZ VICTORIA 1360 ENGLISH STREET NW ATLANTA, GA 30318 DEED: 00452 0198 5/14/2021 \$262,000	LOT 2 ENCHANTED RIDGE PLATBOOK/PAGE/DATE: 6 365 NB: 00049 ENCHANTED RIDGE 417 HIDDEN FOREST LN	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000810687 RECORD NUMBER: 9732 ROUTE: 558000020 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 3/25/2025 9:43:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			NICE VIEW MTN/LAKE	1.0300

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	50RESIDENTIAL	1.030	40000	1.00	1.50	60000	1.030	61800

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

ACREAGE FACTOR:	FRONTAGE FACTOR:	LAND VALUE	61,800
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FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	01 FRAME	03 GAMBREL	01 ASPHALT	1.8100 STHT 2 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	05 CARPET 01 HARDWOOD 10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C+10	AYB:	1995	EYB:	1995	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS:	SFR-CL40U30R40D12R2D7L2D11 OFF-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFF-U30CR40U8L40D8H												
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STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SINGLE FAMILY	878	1.81	1589	162.46	C 1.10	5.50		0.86	158.42	1589	251729	0.79		198866
1 CHIMNEY	0		0						2500.00	0	2500	0.79		1975
1 FIREPLACE	0		0						2500.00	0	2500	0.79		1975
1 HALFBATHS	0		0						3950.00	0	3950	0.79		3121
2 BATHS	0		0						7398.00	0	14796	0.79		11689
50%FIN-BSMT	0		439	97.48	1.10	3.30			110.53	439	48523	0.79		38333
50%UNF-BSMT	0		439	32.49	1.10				35.74	439	15690	0.79		12395
WDK WOOD DECK	50	1.00	50	13.00	1.10			1.00	14.30	50	715	0.79		565
WDK WOOD DECK	372	1.00	372	13.00	1.10			1.00	14.30	372	5320	0.79		4203

2028 HSF	2889 TSF	RPCN=170.4748/HSF	345723	VALU=134.68/HSF	273122
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STRUCTURE VALUE	273,100
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CARD 1 VALUE	334,900
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VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	61,800		61,800	61,800	%	TOTAL VALUE
OTHER FEAT	0		0	0	%	
STRUCTURE	273,100		273,100	151,600	80.15%	
TOTAL	334,900		334,900	213,400	56.94%	

(1096483) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	NBHD ADJUSTMENT: 1.00 * 334900 = 334,900	APPRAISED VALUE	334,900
					TAXABLE VALUE	334,900